

**Village of Wappingers Falls**

*Downtown and Waterfront Revitalization  
Strategy*

*DRAFT 12/21/2010*

*Prepared for:*

*The Village of Wappingers Falls*

*Prepared by:*



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## I. Introduction

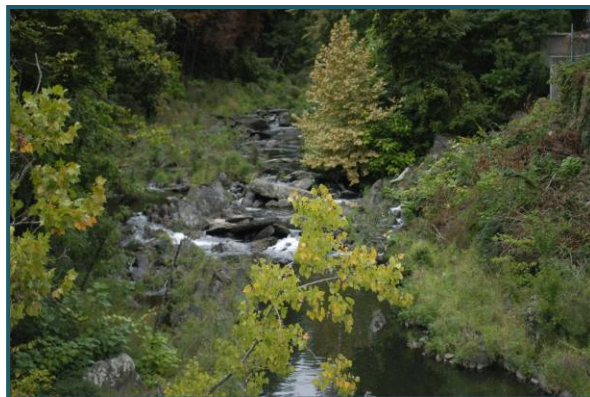
The Village of Wappingers Falls is home to historic neighborhoods, downtown businesses, and industrial heritage. The setting of the community is picturesque, with Wappinger Falls, Lake, and Creek forming a scenic backbone which winds through the Village. This backdrop highlights the charm of the small-town Main Street, lined with traditional 2- and 3- story shops and businesses.

But the Village is more than a physical setting – it's a community, made up of residents, business owners, and employees that make up the heart of Wappingers Falls. The waterfront resources, charming downtown, lively neighborhoods, and committed residents and business owners create the potential for Wappingers Falls to become more than the sum of its parts.

In recognition of these assets, the Village is pursuing this Downtown and Waterfront Revitalization Strategy. This will build upon the goals of the Comprehensive Plan, adopted in 2001. Through a community visioning process, inventory of existing conditions, and identification of physical enhancements, this plan will create realistic goals and strategies the Village can implement to catalyze the redevelopment of the waterfront and downtown.

To accomplish this, the project steering committee worked to complete a detailed inventory of conditions in the Village, which is summarized in Sections II and III of this report. A public workshop was held in February 2010, which focused on identifying key issues and desires of the community. This input, in turn, informed the Vision and Goals, in Section IV, as well as the recommendations in Section V. An implementation matrix, located in section VI, outlines each action called for in this plan, as well as the project lead, potential partners, first step, and potential funding sources.

This plan's vision, goals, and recommendations work together to further enhance and revitalize the Village. With this plan, the community can continue to work towards achieving its vision, by bringing out the full potential of the waterfront, downtown, and neighborhoods.



### **A. Smart Growth Policy Consistency**

Within the Downtown and Waterfront Revitalization Strategy, the Village will promote sound planning practices which will be guided the Smart Growth Policy Act and the Smart Growth Goals, as follows:

1. **Use, maintain or improve existing water and sewer services:** The Downtown and Waterfront Revitalization Strategy calls for development patterns and projects which will take advantage of the existing water and sewer infrastructure. In addition, the plan recommends that the Village continue to pursue the Capital Improvement Plan, which calls for improvements to these crucial infrastructure resources.
2. **Locate public infrastructure within municipal centers:** This plan is intended to guide the growth and development of the Village of Wappingers Falls, an established municipal center within the Towns of Wappinger and Poughkeepsie. As such, all public infrastructure recommendations within this plan will be located in a municipal center.
3. **Promote development projects in developed areas identified for development in a comprehensive plan, local waterfront revitalization plan or brownfield redevelopment plan:** This plan will act as a local waterfront revitalization plan, and will promote the development projects identified as priorities by the community through a thorough public input process.
4. **Protect, preserve New York State resources:** This report outlines several methods to improve the water quality, ecological health, and recreational value of Wappinger Lake. As a Critical Environmental Area, the Lake represents an important resource not only for the local community, but for the State of New York as well.
5. **Foster mixed land uses and compact development:** The Physical Enhancement Plan and Regulatory Recommendations contained in this report outline ways in which the community can continue to promote mixed use development. By containing development within the Village boundaries and respecting areas of important open space, the report also promotes compact development patterns as well.
6. **Provide for mobility through a variety of transportation choices:** Throughout this plan, the need to address pedestrian facilities is a common theme. In addition, recommendations for bus stops will promote the use of public transit. These ideas will expand opportunities for a variety of transportation in and around the Village.
7. **Coordinate between state and local governments:** This project is a joint-funded effort between the NYS Department of State, Division of Coastal Resources and the Village of Wappingers Falls. In addition, the Dutchess County Planning Department has provided key recommendations and concept designs for the Route 9 corridor and East Main Street. As such, this plan represents a true collaboration between local, regional, and state governments.

8. **Promote community-based planning and collaboration:** This project involved a thorough public input process, including a visioning workshop, public information sessions, and web-based outreach. These efforts enabled the Village to tap directly into the insights provided by the residents and business owners while creating the Vision Statement and Goals for this plan.
9. **Ensure predictability in land use codes:** The plan calls for regulatory improvements, including zoning updates, which will enable the Village to update its land use codes to reflect contemporary needs and the Vision set forth by the community.
10. **Strengthen existing communities so as to reduce greenhouse gas emissions:** The Vision for this plan calls for the Wappingers Falls to “preserve and strengthen its historic Village identity by building on the many qualities the community has to offer.” This will strengthen the viability of the existing community, reducing greenhouse emissions in the future.

## II. Inventory and Analysis

To provide a basis for understanding how the downtown and waterfront can play a role in the future of the Village, an inventory and analysis of existing conditions in and around the study area was conducted. This examines the following topics:

- A. Existing land use
- B. Existing water use
- C. Existing zoning and land use regulation
- D. Public access and recreational resources
- E. Infrastructure
- F. Historic resources
- G. Scenic resources
- H. Natural Resources
- I. Water quality
- J. Environmental contamination issues

The results of this inventory provide context for the formation of the Downtown and Waterfront Revitalization Strategy. It is not intended to be all-inclusive, but to instead provide context for the existing conditions and regional trends which are present in and around the Village of Wappingers Falls.

### ***A. Existing land use***

Land use in the Village of Wappingers Falls is largely dominated by Residential uses, which make up the majority of parcels (78%), and also represent the largest category in terms of area (44%). Much of this housing is made up of older single and two-family, located in detached structures on individual lots. This is representative of many post-industrial Villages in upstate New York. This housing is mainly located in and around the core of downtown, as seen in Map 1.

Although the Village has been largely built-out in terms of residential uses since the turn of the century when industry was at its heyday, some newer development has also taken place more recently. For instance, the Imperial Gardens development, near Dutchess County Community College, features high-rise apartments. This multi-family enclave is physically separated from downtown, however, by Route 9. Brookside Garden, located off of Route 9 on Colonial Drive, also features garden apartments. However, this complex is also not connected to the road network downtown.

Land Use Category	Number of Parcels	Percent of Total Parcels	Total Acres	Percent of Total Area
Single- and Two-Family Residential	999	63%	201.59	30%
Multi-Family Residential	243	15%	92.85	14%
Vacant	151	10%	161.90	24%
Commercial	125	8%	99.24	15%
Recreation	4	0%	16.38	2%
Community Service	32	2%	56.37	8%
Industrial	4	0%	24.52	4%
Public Service/Utilities	29	2%	15.85	2%
Total	1587	100%	668.70	100%

Commercial uses are mainly located along the major thoroughfares of the Village – Route 9 and Route 9D. Commercial development along Route 9 features large-scale retail with a mix of national chain and local businesses. The smaller, typically “downtown” uses are located along Route 9D (also known as Main and West Main streets). There are two “nodes” of commercial development which make up the downtown fabric. The larger is located around the historic center of the Village, and includes both the small Main Street stores and the civic center near Mesier Park. The other node is located near the intersection of West Main Street and Delavergne Avenue.

Industrial uses are largely centered around the Dutchess Bleachery and Market Street Industrial Park. Active uses are currently limited to the Industrial Park properties, located on the north side of the river. An active environmental cleanup project is ongoing at the Three Star Anodizing property; see section K for more information on this effort.

Recreational and Community uses are detailed in section E of this report.

### ***B. Existing water use***

New York State Department of Coastal Resources defines water-dependent uses as “an activity which can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water”. Similarly, water-enhanced uses are defined as “an activity which does not require a location adjacent to coastal waters, but whose location on the waterfront adds to the public use and enjoyment of the water’s edge”.

Currently, the Village of Wappingers Falls has a significant untapped potential for water-dependent and water-enhanced uses. Along Wappinger Lake, the majority of the shoreline is taken up by private residential lots. However, unlike other waterbodies in the State, the shoreline retains the appearance of being largely undeveloped. This is a testament to the commitment of the lakeside landowners to preserving this important resource, not just for their own enjoyment, but for the greater community and region as well. Active, public water-dependent uses include the boat launch at Veteran’s park.

There is potential for water-enhanced uses on West Main Street, both on commercial lots and in Canale Park. However, the two commercial properties, a restaurant and an automobile service station, do not currently take advantage of their lakeside location. Similarly, there is no active waterfront use in Canale Park.

Along Wappinger Creek, direct access is often precluded by steep topography. However, there is a small, non-motorized boat launch located on the south bank of the creek on the Village Public Works Department property. This launch is also located on the Wappinger Greenway.

Water-enhanced potential exists along the creek mainly in the form of providing scenic views. The proposed Falls View Park will take advantage of this potential, by showcasing the dramatic viewshed of the creek and gorge. It is not clear whether business owners located along the creek are able to take advantage of views. This would primarily benefit cafes, restaurants, and apartments, uses which could all be enhanced by the views created by a creek side location.

# Map 1 – Existing Land Use

### ***C. Existing zoning and land use regulation***

The zoning within the Village, as shown on Map 2, is a Euclidean-based code. This refers to the manner in which uses are defined within each district, such that districts which are intended for more intensive uses allow most or all uses of less intensive districts as well. This can be helpful in promoting mixed-use development within the downtown area. There are a wide variety of allowed uses in the business and industrial districts. Many of these uses are highly specific and narrowly defined. For instance, in terms of recreational uses, billiard/pool hall, bowling alley, amusement centers or arcades, miniature golf, and carnivals and fairs are all allowed in the Central Business District. Some of these uses, if they are still desired by the community, could be consolidated into more inclusive categories, such as indoor recreation or outdoor recreation. This would have the benefit of continuing to allow these uses, while opening up the opportunities for more contemporary uses which may fit the definition of recreation. This principle could also be applied to business and commercial uses as well.

Dimensional requirements in the zoning are assigned according to district, rather than use. This promotes a consistent development pattern of structures from district to district, regardless of the use of the building. The front and side yard minimum setbacks are relatively shallow, ranging from 0-25' for front setbacks and 0-15' for side setbacks. This also promotes a dense, traditional development pattern which is consistent with a traditional or historic Village in the region. The zoning chapter does not contain a set of discrete design guidelines for commercial development. There are thorough regulations concerning signage, illumination, off-street parking, and vegetative screening; however, it is not readily apparent whether these individual recommendations, when applied together, work to create a Village character in the same manner that an inclusive set of design guidelines would.

In terms of user-friendliness, the organization of the ordinance may be difficult for the average resident or business owner to use effectively. For instance, the allowable uses, dimensional requirements, and some supplemental regulations and definitions are contained in two large schedules in the ordinance, one for residential district and one for business/industrial districts. While this approach has the advantage of collecting a lot of useful information in one place, there are also a few disadvantages to these schedules. For example, some of the information in the schedules acts as a definition; however, Article 1 does not contain the same information. This could be confusing to a business or landowner as it is not immediately apparent where specific information can be found in the ordinance.

# Map 2 – Existing Zoning

#### ***D. Public access and recreational resources***

The Village of Wappingers Falls is fortunate to contain a wealth of open space resources. Recreation and open space areas total approximately 53 acres, with an additional 122 acres of recreational water resources. These resources are shown on Map 3, and are described in detail in Appendix B, Recreation Plan.

The recreation and open space areas include:

- Mesier Homestead and Park. This five acre park in the heart of the community is limited to passive recreation purposes. The park is located on East Main Street, surrounded by Village Hall, American Legion Hall and Grinnell Library.
- James J. Temple Memorial Park at Market and McKinley Streets. This six acre park includes a baseball field, a play lot, and a basketball court, with parking for about 80 cars.
- Veterans Memorial Park on North Mesier Avenue. This park, located on the east shore of Wappingers Lake, was developed after World War II at the request of returning servicemen. At about six acres in size, it currently includes a Little League baseball field, a basketball court, a playground, a multi-purpose building, and picnic tables. Parking is provided for about 20 cars. A recent redesign of the Park was commissioned by the Village.
- Canale Memorial Park at the north end of West Main Street. This three acre park is adjacent to well field on a northwest portion of Wappinger Lake.
- Fisherman's Park at the north end of Liss Road. This park provides access to the lake for fishing and boating.
- The MIA Park is a vest pocket park off of Route 9. It consists of a monument to military personnel who were declared Missing in Action in the Vietnam War.
- Bain Park located west of Franklindale and Clapp Avenue in Ward 2. This six acre park was formerly the Village landfill.
- The Scenic Hudson property, located on Channingville Road at the top of the ridge overlooking the Market Street Industrial Park. This is a wooded 27 acre parcel that is part of the Wappinger Greenway Trail.
- Two parks proposed for the Downtown area will emphasize the presence of the Falls. Falls View Park will be located on Market Street and Galucci Park will be located on West Main Street.
- Zion Park is located on the southwest corner of East Main Street and South Avenue, across from Mesier Park in the center of the Village. This park contains surface parking for the Episcopalian Church, as well as open lawn and trees.

- St. Mary's ball field, basketball courts and playground are available when not used for school activities.

In addition to these park lands, the Wappinger Greenway Trail forms an important recreational resource for the Village. This 10.7-mile trail, located in the Village and in the Town of Poughkeepsie, encircles Wappinger Lake, lower Wappinger Creek, and Bowdoin County Park. The portions of the Trail which are located in the Village are shown on Map 3.

### **Land ownership patterns, including underwater lands**

As stated above, the majority of waterfront land within the Village is privately owned. However, the Village itself owns the lake bottom within the Village limits. In addition, there are several key public lands located in and around the waterfront, which can be seen in Map 4.

These public properties represent opportunities not just for recreation, but for facilities which may benefit the general public and/or watershed. As seen in Section H and I, water quality and the environment are of crucial importance in Wappingers Falls.

## Map 3 – Parks and Recreation

## Map 4 – Land Ownership

## ***E. Infrastructure***

### **Streets and Roadways**

Within the Village, there are a total of 10.1 miles of village maintained streets. A visual inspection of the streets was conducted in 2007, to determine the condition of the Village's road network. The street conditions can be seen in Map 4. Of the 10.1 miles of roadway, 4.8 are rated "Average", 4.1 miles are in a category "Poor" and 1.2 miles are rated "Good". This can be used to determine priorities of street improvements in the downtown and along the waterfront, especially if necessary infrastructure repair can be consolidated with other nearby or complementary projects, such as pedestrian improvements. For more information concerning the roadways, see the Capital Improvement Plan in Appendix A.

### **Water/Sewer**

The Village has been pursuing upgrades to the water system for several years. The highest priority has been improvements to the Village Water Plant, which cannot produce and treat enough water to serve the Village. Currently, water demand on an average day is 510,000 – 550,000 gallons, with a peak of almost 800,000 gallons per day. The system was designed to provide 500,000 gallons per day, maximum. As water demand continues to rise in the future, this disparity will only worsen. As such, the Village is currently pursuing improvements to the Plant, with a tentative startup date for the improved facilities in 2012. This will rectify the disparity in water usage, as well as improve security and water meters.

### **Sidewalks and Pedestrian Facilities**

The Village is a densely populated community, which contributes to Wappingers Falls being one of the most pedestrian-oriented communities in the County. There is a significant network of sidewalks which support this density. Throughout the Central Business District and neighborhoods, sidewalks line both sides of the streets. However, in certain areas, unsafe conditions detract from the usefulness of the sidewalks. In particular, a lack of adequate crosswalks and overly wide intersections make pedestrian conditions less safe. In addition, traffic speed through the downtown presents a potential conflict for pedestrians.

To address these issues, the Village recently commissioned a Vision Plan and Action Plan. A portion of these plans focused on improvements to the streetscape in the downtown, including schematic designs for streetscape improvements, intersection improvements, and traffic calming.

Stretches of Route 9 also lack sidewalks. In particular, sidewalks are needed from Mesier Avenue north along Route 9 to Wappinger Lake, and a pedestrian walkway is needed across the tip of the Lake. This walkway would complete the ten mile loop of the Wappinger Greenway Trail.

### **Parking**

Parking, both on- and off-street, is an important concern for any urbanized area, and Wappingers Falls is no exception. The Village currently owns and maintains two municipal parking lots. There are also a

number of private lots and parking areas that serve community organizations and churches. On-street parking is allowed on both sides of the street in most areas of the Central Business District.

Given that there is an existing pedestrian network which provides access throughout the densely-developed downtown, efforts to alleviate parking problems should be focused on:

1. Further encouraging residents to walk to destinations downtown, and
2. Providing easy-to-find and convenient parking lots for tourists and visitors, so that they can park in a central location and walk to the destinations in the Village.

# Map 5 – Road Conditions

### ***F. Historic resources***

The Village of Wappingers Falls contains several important historic resources. The Wappingers Falls Historic District was designated in 1990, and makes up a 90-acre section of the 768 acre Village. The District, listed on both the State and National Registers of Historic Places, contains 130 historic structures which reflect two centuries of growth of this industrial community. The Village is home to historic industrial and commercial buildings, working-class houses, residences, and public structures and parks directly linked to the industrial economy. The preservation of these structures is unmatched in the region.

The variety of historic buildings in the Wappingers Falls Historic District span from the 1740's to the 1930's, but the predominant building types date from the last half of the nineteenth-century when industrial activity was at its peak. Notable structures include the 18th century Brewer-Mesier House, Grinnell Library, Market Street Industrial Park (also known as the Bleachery), the Art Deco movie theater owned by County Players, and the Wappingers Falls Post Office, currently the Village Hall. There are also two blocks of tall, attached Italianate commercial buildings on East Main Street, typical of Village "Main Street" architecture in the region.

Within the Wappingers Falls Historic District, four properties have also been individually listed on the National Register. The Mulhern House, with a period of significance of 1800-1824, is an example of a residence from the industrial era of the Village. Similarly, the Dutchess Company Superintendent Residence, a Greek Revival structure with a period of significance from 1825-1849, is related directly to the industrial history of the Village. The third structure, the Bain Commercial Building, is a distinctive example of a Second Empire style freestanding commercial building. The fourth structure is the Post Office, which is a Colonial-style structure built in the early 1900's.

### ***G. Scenic resources***

Wappingers Falls has several important scenic resources. In addition to the historic district and architecture, the Lake and Falls themselves are an important component of the Village's character. The Lake features a mostly undeveloped shoreline, which adds to its scenic value as an oasis within an urbanized setting. Wappinger Creek and the Falls, meanwhile, offer views which are significant from both a natural and a cultural perspective. Although the view of the 75-foot waterfall known as Wappingers Falls is scenic in its own right as a water feature, it also carries the cultural value of being the basis for the industrial history of the Village.

Views of the creek and falls are limited. The Village has put forth plans to develop Falls View Park along the West side of Market Street, to more fully take advantage of the scenic potential of the waterfalls. The development of viewing opportunities is also a goal of the Wappinger Greenway Trail.

# Map 6 – Historic Resources

## ***H. Natural Resources***

### **Topography and geology**

The topography of Wappingers Falls is quite varied. The upland areas of the Village feature rolling hills interspersed with areas of steep slopes. Portions of the southern end of Wappinger Lake have gently sloped shoreline, allowing access to the water. In contrast, the shoreline of the Lake and Wappinger Creek are quite steep in areas, with a gorge bisecting the downtown. This is also the home of the waterfalls which gave the Village its name. This restricts waterfront development, but also adds character to the Village. In particular, the slopes along the creek create a distinctive series of views, and creating well-delineated districts, such as the Bleachery. In addition, much of the western portion of the town is held as open space; the undeveloped hillsides create a pocket of wilderness within an otherwise densely developed Village.

### **Flooding and erosion**

There is limited area which is within the Special Flood Hazard Zone designated by the Federal Emergency Management Agency (FEMA). These areas are mainly limited to a narrow portion of the shoreline around Wappinger Lake and Creek. The notable exception is the area in the Industrial Park, which is susceptible to flooding. This may play a role in the future development of this area, should new structures be located within the floodzone. These structures would be subject to the local application of the National Flood Insurance Program.

In terms of erosion, the portions of the Village susceptible to soil loss due to erosion appear to be associated with steep slopes, and are not significantly located within the floodplain. As these areas are already functionally prohibited from development due to the slopes, further erosion within the Village may not pose a significant impediment to the waterfront. One exception to this is along Wappinger Creek. According to the Comprehensive Plan, shoreline erosion is a major factor in contaminating the Creek with sediment. The Village has

Although erosion within the Village is not a significant issue, erosion from elsewhere in the watershed is causing major impacts to Wappinger Lake. See Section 1 for a more detailed discussion of how siltation is affecting this important water resource.

### **Significant fish and wildlife habitats**

Portions of Wappinger Creek, below Wappingers Falls, form an important habitat designated a Significant Tidal Habitat by the NYS Department of State in 1990. According to the Natural Resource Management Plan for the Wappinger Creek Watershed, rare species in the estuary area have included grassleaf arrowhead, subdulate arrowhead, kidney leaf mud plantain and Maryland bur-marigold.

The Creek is also designated as an Anadromous Fish Concentration Area by the NYSDEC. This refers to the presence of seasonal fish, which travel to freshwater creeks and streams for breeding purposes, including Alewife, American shad, Blueback herring, Tomcod, and Striped bass as well as warmwater

fish such as Black bass (both Smallmouth and Largemouth) and White perch. According to the Natural Resource Management Plan, Wappinger Creek fish species also include chain pickerel, redbreast sunfish, pumpkinseed, bluegill, and black crappie. The American eel is also present during its juvenile life stage.

Wappingers Lake is attractive to migrating and other waterbirds, including gulls, geese, ducks and shorebirds. An Iceland gull and old squaw ducks have been sighted on Wappingers Lake in the past, and Osprey, a rare species, feed in the Creek during spring migrations, according to the Comprehensive Plan. The tidal portion of Wappinger Creek supports mute swans, migrating Canada geese, mallards, black ducks, wood ducks, green heron, and kingfishers as well.

## **Map 7 – Floodplains, Wetlands, and Steep Slopes**

## ***I. Water quality***

### **Wappinger Lake**

Wappingers Lake was sampled as part of the NYSDEC Lake Classification and Inventory (LCI) Program in 2003. Wappingers Lake is included on the NYS 2008 Section 303(d) List of Impaired Waters due to phosphorus and silt/sediment. Although this lake waterbody is designated class B, suitable for use as a public bathing beach, general recreation and aquatic life support. However, public bathing and other recreational uses in Wappingers Lake are impaired by nutrient (phosphorus) and silt/sediment loadings attributed to urban runoff and other nonpoint sources.

Results of this sampling indicate that the lake is best characterized as eutrophic, or highly productive. Phosphorus levels easily exceed the state guidance values, which indicates that recreational uses are impacted and/or stressed. Measurements of water transparency also fail to meet the recommended minimum for swimming beaches. Upstream tributaries transport considerable silt and sediment to the lake. Urban/stormwater runoff in this highly developed urban/suburban watershed is thought to be a significant source of nutrient and silt/sediment loadings. Some of the remaining agriculture operations in the watershed may also contribute to the water quality impacts on the lake.

### **Wappinger Creek**

Wappinger Creek south of the Lake has not been sampled as part of the NYSDEC Lake Classification and Inventory (LCI) Program. Investigations of Wappingers Creek, conducted as part of the Phase I investigation of the Three-Star Anodizing Plant, have found significant metals contamination in the creek sediment. Despite this, the Creek is designated class B and C by the NYSDEC, indicating it is suitable for recreation and fishing uses. There is a high level of biodiversity still found in this Significant Tidal Watershed. Wappingers Creek also has an approximate four foot tidal cycle that has significant impact on the groundwater in the area, and contributes to the importance of the ecology in the riparian corridor.

### **Navigation and dredging issues**

As stated previously, the buildup of siltation is a major factor for Wappinger Lake and Wappinger Creek. The Lake is currently too shallow to be used for recreation purposes. Although the historic average depth of the lake was once nine feet, the current average depth is about two feet. This siltation makes it difficult or impossible to use boats on the Lake. In addition, the lack of depth also causes impacts to vegetation and other water-based ecology, by leading to an increase in water temperatures.

The Village has begun pursuing the feasibility of dredging the Lake. As funding becomes available, further study will be conducted to determine the extent of work necessary to return the lake to a more useful and healthy state.

## ***J. Environmental contamination issues***

The Village of Wappingers Falls has a long industrial history. In addition to providing a wealth of historic and cultural resources to the community, this industrial basis has also resulted in some environmental contamination. Areas of specific concern are listed below.

**The Dutchess Bleachery/Industrial Park:** The site has been the location of industrial activities since the 1830's. Past uses of the site include textile dyeing operations, a manufactured gas plant (MGP), and a metal plating facility. A number of other smaller industrial activities also took place at the site. Over 170 years of industrial activity and improper waste disposal have resulted in the disposal of hazardous wastes, including volatile organic compounds, plating-related wastes, petroleum, and manufactured gas plant wastes. These wastes have contaminated the soil, groundwater and sediments at and near the site.

Dutchess Print Works, also known as the Dutchess Bleachery, operated at the site under several ownerships from 1832 to 1955. The Dutchess Bleachery and Wappinger Water, Gas, and Electric Companies operated a manufactured gas plant (MGP) on the south bank of Wappinger Creek in the west portion of the site from the late 1800s to approximately 1913. During operation of the MGP, coal cinders were used as fill behind the retaining wall built on the south bank of the creek at the site and an area downstream in the vicinity of Creek Road.

Three Star Anodizing, and later Watson Metals Products Corporation, operated a facility at the site from 1958 to approximately 1995. This facility was the focus of several documented pollution discharge investigations and permits in the four decades it operated. A large fire in May 2004 destroyed four buildings, leaving twenty-four metal plating vats exposed to the environment.

The NYS Department of Environmental Conservation issued a Record of Decision (ROD) for this site in late March of 2009. This document outlines the proposed remediation strategy for the site. According to the ROD, the proposed remedy is intended to address hazardous waste, which has created significant threats to human health and/or the environment.

### **III. Economic and Market Analysis**

Downtown Wappingers Falls is at a critical stage in its economic development. Some long-standing businesses are still operating on Main Street and beyond, while renovations to properties such as the Bleachery have made additional space available for businesses and attractions. Understanding the market and the customers that will be served by these existing and future businesses is critical to their success, and by extension the success of the Village.

#### ***A. National Retail Trends***

A thorough understanding of retail trends throughout the United States can provide insight for Wappingers Falls. According to the National Main Street Center's Annual Survey:

- Older commercial districts, such as the downtown area, are experiencing growth
- Retail sales remain healthy - reported increase in ground floor retail sales
- Main Street property values are up
- Very small increase in chain/franchise businesses
- More 'Main Street' restaurants have opened
- Attendance at special events continues to increase
- Number of housing units increased in small-town downtowns than in urban neighborhood commercial districts

In addition to these trends, specific themes are emerging in certain markets. These include

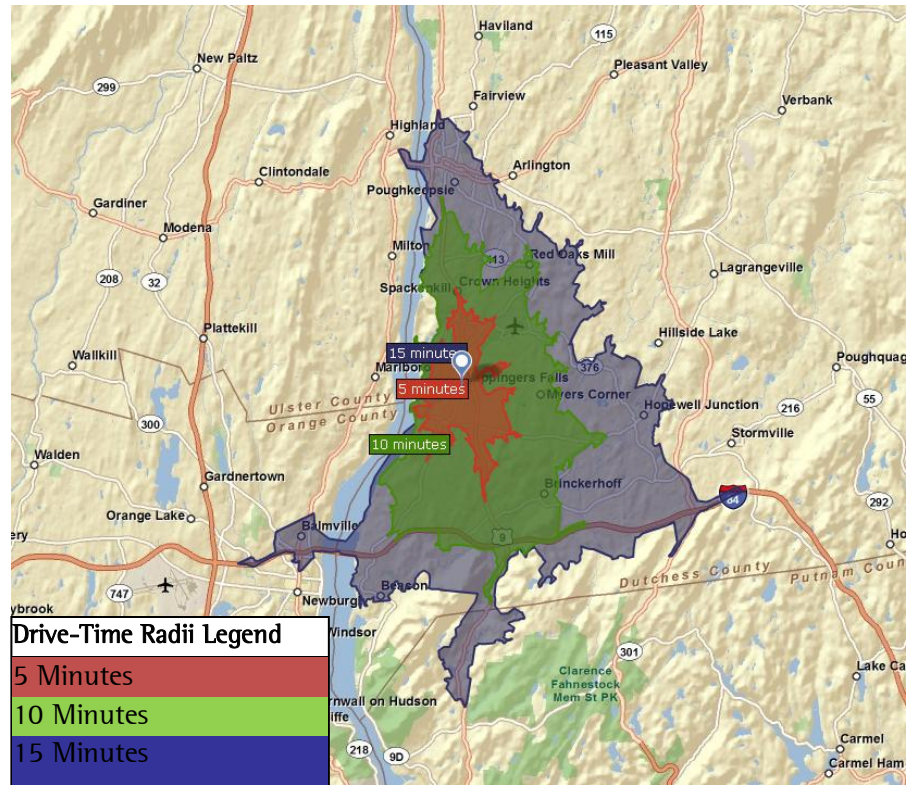
- **Green enterprises:** hand-made fairly traded and environmentally friendly products
- **Wellness-oriented goods and services:** yoga studios, spas, (buying well = living well)
- **Micro-business start-ups:** sharing rent, utilities, customers
- **Experience entrepreneurs:** Catering to providing hands-on shopping to customers

This data is supported by a research report by The Natural Marketing Institute, which identified a new market segment in 2000: Lifestyles of Health and Sustainability, or LOHAS. The value of this market is estimated to be \$209 billion in the U.S. This includes about 19% percent of the U.S. adult population, or 41 million people. These consumers are interested in: organic foods, natural products for the home and for personal health, yoga classes and accessories, sustainable apparel and furnishings for the home, alternative medicine, and eco-tourism, to name a few. These market segments can all be ideally situated within downtown locations.

## B. Drive-Time Demographic Analysis

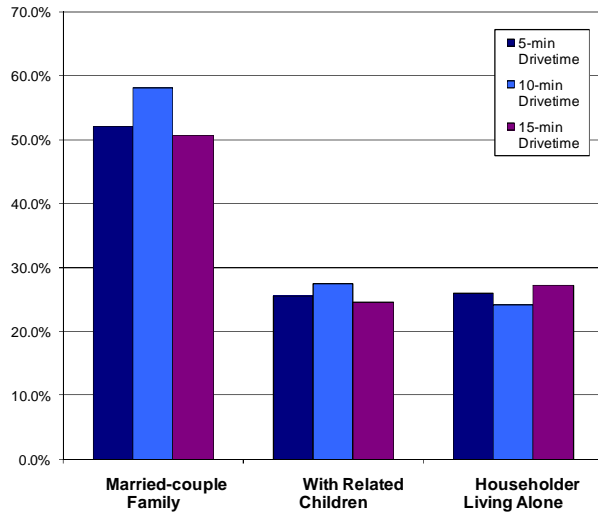
To better understand the demographics in and around downtown Wappingers Falls, a drive-time analysis was conducted, using the 5-, 10-, and 15-minute travel radii. A map which illustrates the three trade areas is shown below in Figure 1. The drive-time analysis was chosen over a strict distance radii analysis, since the presence of the Hudson River to the west, and the associated toll bridge, was deemed to have an effect on travel patterns in the region. As such, a drive-time analysis may be a more accurate indicator of the demographics of residents in and near Wappingers Falls.

Within these drive times, demographic indicators such as age, income, household type, and tapestry segment were analyzed. This information is summarized below.



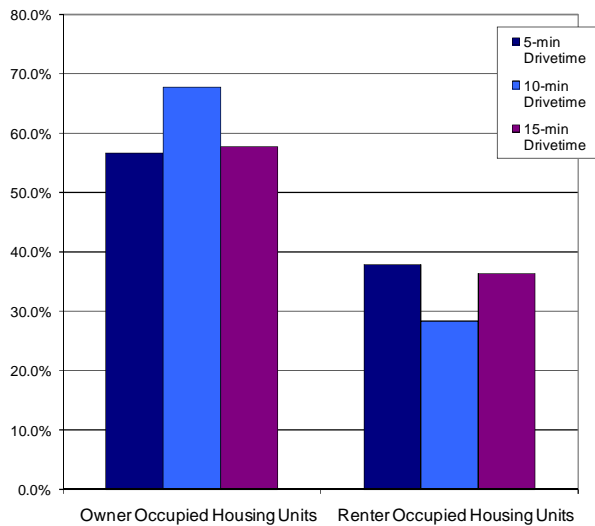
Study Area	Population	Median Age	Median Housing Value	Median Household Income
5 minute drive time	11,819	37.4	\$237,663	\$66,149
10 minute drive time	53,051	39.9	\$257,492	\$74,740
15 minute drive time	133,904	37.7	\$252,194	\$67,152
Dutchess County	292,333	38.3	\$334,900	\$69,507
New York State	19,428,881	37.7	\$311,700	\$55,401

Source: 2008 Estimates from ESRI, based on U.S. Bureau of the Census, 2000 Census of Population and Housing



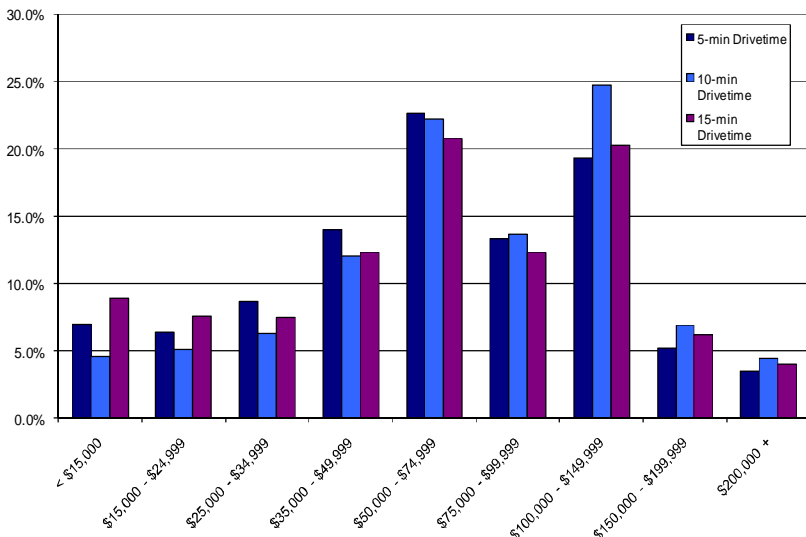
### 1. Households Composition

The composition of a household, be it a married couple, a family with children, or a solitary resident, makes an impact on the market potential of an area. Within the three drive time areas, there are a high percentage of married couple families. Spending in this group leans towards household goods, food for the home, clothing, and practicality. Conversely, non-family households indicate spending on food away from home, household goods



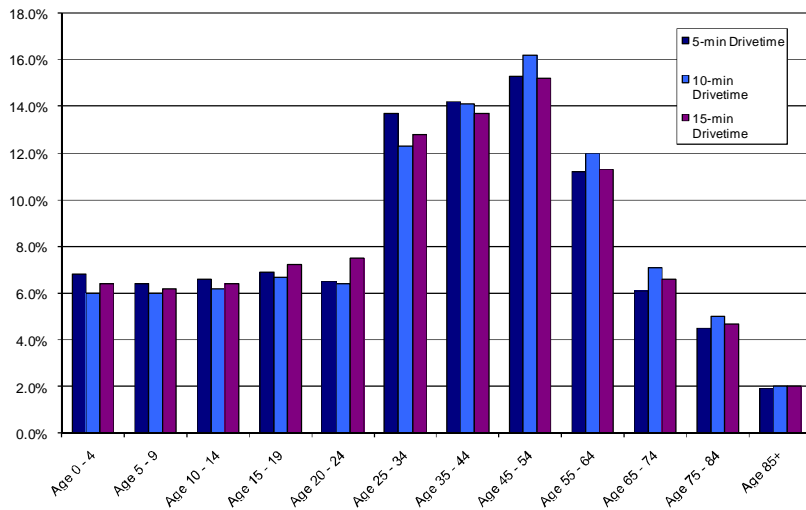
### 2. Owners vs. Renters

When examining households, it is also important to determine whether people own or rent their domicile. This correlates back to purchases for the home and home improvements. Within the market study area there is a high percentage of owner-occupied housing, over 20% more owners than renters. Since homeowners typically spend more on maintenance of their residence, this represents a market opportunity for Wappingers Falls.



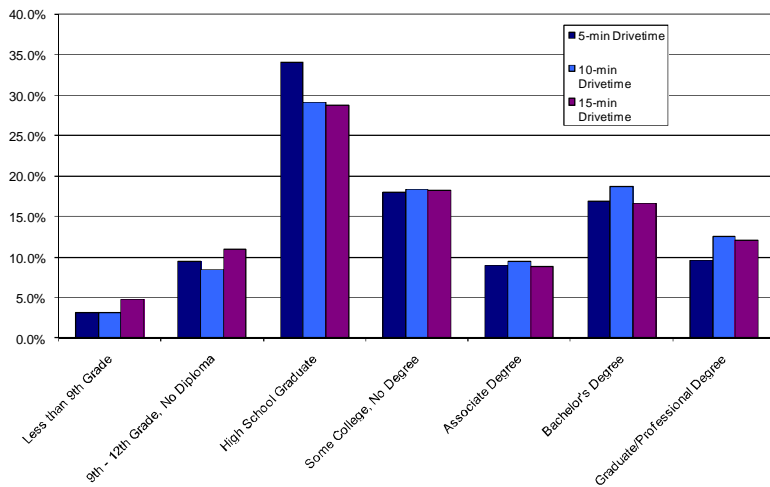
### 3. Household Income Distribution

Income is a good indicator of spending power, and positively correlates to retail spending. Within the three drive times, especially in the 10-minute radius, there is a high concentration of wealth



#### 4. Age

Largest age group in the drive time is between 45 and 64. Also known as “Baby Boomers”, the focus of this group’s spending is on luxury, clothing, and entertainment.



#### 5. Educational Attainment

Higher levels of education positively correlate to high levels of income and retail spending, so this demographic was included in this analysis as well. Nearly 40% of residents within the 5-, 10-, and 15- minute drive time have a college degree, which is a good indicator of market potential.

#### 6. Community Tapestry

Another way to analyze market conditions is the view the Community Tapestry. This information, used to precisely target consumer groups, operates on the “Birds of a Feather” principle. That is, people with similar tastes, lifestyles, and behaviors seek others with the same tastes. This data can allow businesses to understand consumers/constituents and supply them with the right products and services.

To compile this information, each neighborhood is analyzed and sorted by more than 60 demographic attributes and key determinants of consumer behavior. Tapestry Data is presented in 65 segments that are combined into 12 “LifeMode” groups based on lifestyle and life stage. The most prevalent groups in the 15-minute drive time radius have been summarized below.

PLEASANT-VILLE:

- Median Age 40.1
- Median Household Income \$78,653
- Middle aged, married couples with children
- Affluent
- Working in diverse industries
- Receiving retirement income
- Mostly single family homes

Relevant Market Activity:

- Hire contractors to do home remodelling
- Shop at upscale retailers and appreciate a good discount
- Dine out, go to theme parks, attend sporting events



MAIN STREET, USA

- Median Age 36.7
- Median Household Income \$57,082
- Mix of household types, almost half married-couple families
- Working in similar industries as US as whole
- Half of 25+ years have attended college
- Mix of single-family and multiunit homes

Relevant Market Activity:

- Frugal and family-oriented
- Occasionally go to movie or family-friendly restaurant



OLD AND NEWCOMERS

- Median Age 37.1
- Median Household Income \$44,112
- Many singles, starting careers or retiring
- Higher than average education
- Working in similar industries as US as whole
- More than 60 percent rent
- Mostly multiunit buildings

Relevant Market Activity:

- Buy domestic subcompact or compact cars
- Watch TV, go to movies, rent DVDs
- Purchases reflect lifestyle of singles and renters



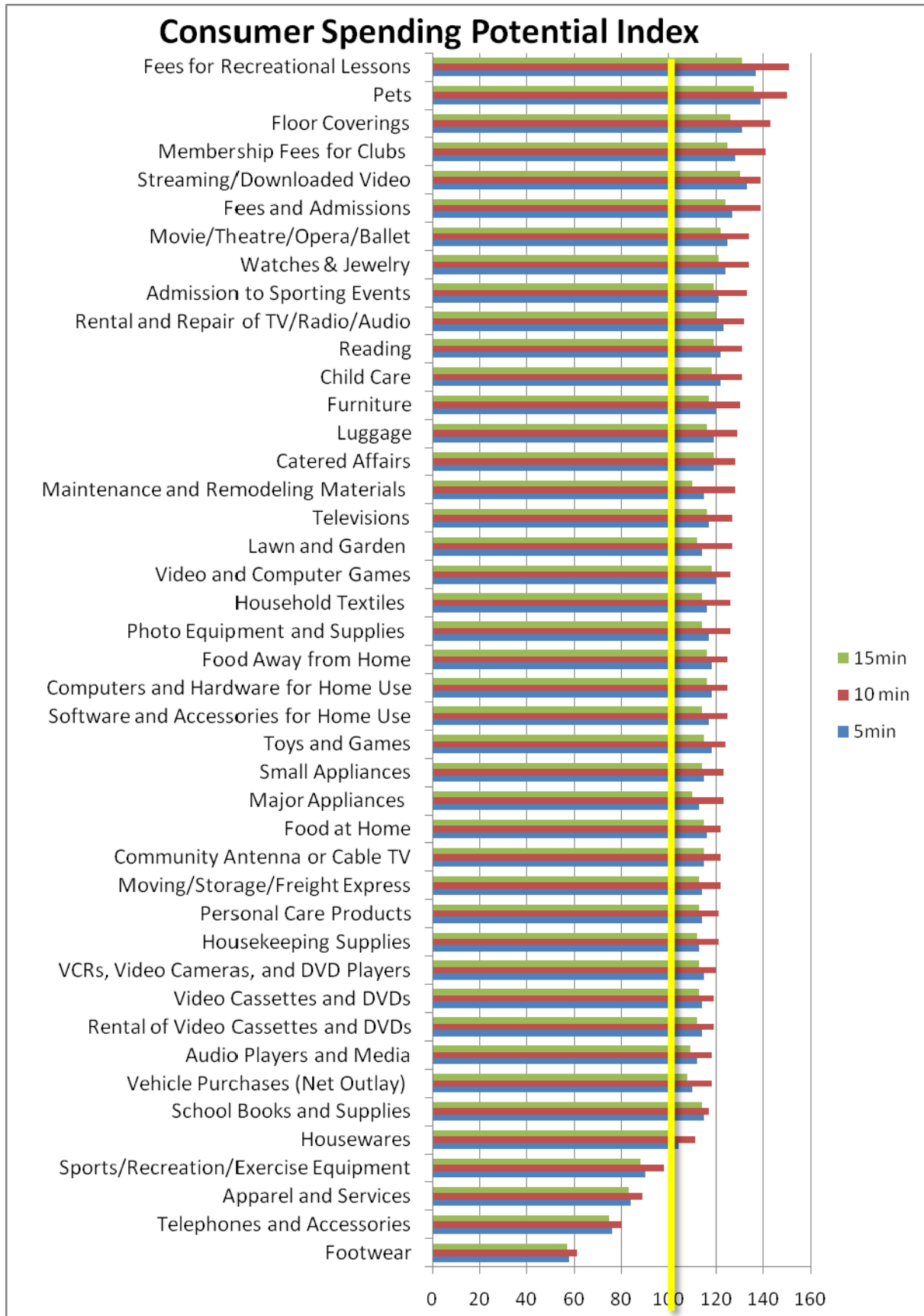
### ***C. Consumer Expenditure Analysis***

The Spending Potential Index (SPI) represents the amount a household spent for a product or service, relative to a national average of 100. So, for example, if the index for a particular item is higher than 100, that indicates that households in the study area spend more than average on a product or service. ESRI forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

This data is useful in several aspects. First, the Spending Index can help to ascertain the types of services which residents in the area are willing to patronize more often, or spend more per activity. For instance, Figure \_\_ indicates that residents in the study area (particularly in the 10-minute drive time) spend significantly above the national average on recreational lessons, membership clubs, fees and admissions, movie/opera/theater/ballet, and admission to sport events. This would indicate a demand for these types of services or amenities.

In addition, the Spending Index can illustrate areas in which the market may be saturated. For example, spending on apparel, footwear, and telephones is much lower than the national average. These statistics suggest that the high number of discount and big-box chain stores in Poughkeepsie is filling the need for these items. It is therefore unlikely that boutique-style shops in a downtown setting which solely sell these products would be as successful.

Finally, the Spending Potential Index supports the findings of the tapestry data. In particular, the 10-minute drive-time area spends significantly more than the other two segments studied in this report. This indicates a group which is willing to spend more money to obtain luxury or high-end products, or to patronize shops and services more often.



### ***D. Retail Insights and Market Opportunities***

The data listed above paints a strong picture of the market in and around Wappingers Falls. These findings, summarized below, can be used as a starting point for potential business owners and/or developers looking to establish or grow a business in the Village. These findings include:

1. The 10-minute drive time represents a demographic segment with significantly greater spending power in a close proximity to downtown. These consumers are interested in high-quality goods and services and are within easy driving distance to Main Street. Combined with the market trends which support the **LOHAS movement**, there is an opportunity for niche/boutique businesses that may be suited to the downtown character.
2. Conversely, Route 9 and the nearby Poughkeepsie Galleria offer easy access, wide selection, and low prices. This represents a market in which the downtown businesses would not be able to compete. As such, the opportunity in downtown is to attract destination retail and services based on **superior quality and experience**. The “Wheel and Heel” is an existing example of a successful business model.
3. In addition to the downtown, the Bleachery offers exceptional opportunity for **small-scale manufacturing with a retail component** (microbrewery, chocolatier, pottery, etc.) which may not be possible in a downtown setting. These business types would also complement the demographics and market opportunities within the region.
4. It is important to keep in mind that the economic engine in the Village is made up of more than retail and service businesses. The residential areas support the local businesses and also play a major role in the character and tax base of the community. As such, it is recommended that the Village strive to **increase home-occupancy levels** within the neighborhoods. Having a greater percentage of owner-occupants will lead to greater investment in the neighborhoods and housing stock, which will in turn support the community as a great place to live, work, and shop.

With these findings in hand, the Village can confidently begin to work with local and regional economic development agencies to grow opportunities in downtown.

## IV. Vision and Goals

To maximize the potential for this revitalization strategy to succeed, it is crucial that the ideas and recommendations work together towards a common end. This overarching theme is encompassed in a Vision Statement, which was developed based on the input received from the public. Goals were also developed for specific topics, to provide concrete benchmarks for the Village to achieve.

### VISION STATEMENT

Like many communities in the Hudson Valley, the role of the Village of Wappingers Falls has evolved from a mill-based industrial center to a bedroom community for regional employment centers elsewhere in the county and region.

Today, the community is re-defining itself once again.

Wappingers Falls is seeking to preserve and strengthen its

historic Village identity by building on the many qualities the community has to offer. These include: close-knit neighborhoods and historic housing opportunities; a scenic waterfront featuring the Lake, the Creek, and associated recreation facilities and trails; and an intact, walkable, and historic downtown. By bringing together these assets, the Village can continue to provide a high quality of life, further enhancing the community's reputation as a great place to live, work, and visit.

*.... Wappingers Falls is seeking to preserve and strengthen its historic Village identity by building on the many qualities the community has to offer....*

To achieve this Vision, the following Goals have been developed:

1. Leverage the assets of the historic downtown and Bleachery site to a contemporary marketplace.
2. Re-establish the waterfront as an amenity which can be enjoyed by both residents and visitors.
3. Promote mixed-use development patterns, pedestrian connections, and access management principles along the Route 9 corridor
4. Identify areas for residential redevelopment that are consistent with the fabric of the Village, with an emphasis on increasing market-rate home ownership and investment in the community.
5. Increase the tax base so that the Village may continue to provide the high level of services to its residents.
6. Enhance the pedestrian environment throughout the Village, by creating and maintaining safe, attractive infrastructure for walkers, cyclists, and drivers
7. Maintain and enhance a wide variety of recreation opportunities along the waterfront, including active and passive recreation facilities and connections to regional trail systems.
8. Encourage inter-municipal cooperation to address a wide variety of community services and planning issues throughout the Village and Town.

## **V. Recommendations**

The vision and goals, while focused on the downtown and waterfront, actually address many community-wide issues and opportunities. The strategies and recommendations that follow are intended to outline specific actions the Village can take to achieve this vision. It should be noted that, although these recommendations are listed separately, each is interdependent with the other; all working towards the goal of revitalizing the Village.

To achieve this vision, this plan outlines physical enhancements, regulatory and policy recommendations, and strategic partnerships and collaborations the Village can pursue. Addressing these categories of improvements will be the most effective means by which the Village can improve its waterfront and downtown.

### ***A. Overall Physical Enhancement Plan***

Physical improvements can make an immediate and significant change in the image of a community, and can catalyze further public and private revitalization. Since these recommendations involve physical improvements, design, and construction, they also represent the most extensive and involved changes the Village can pursue.

The Physical Enhancement Plan, shown on Map 8, provides a roadmap to the recommendations in the plan. It illustrates the type of development patterns which support the Vision set forth by the community. This includes land use types for the Village, and designates certain areas as being desirable from a redevelopment perspective. As the Village pursues partnerships to encourage redevelopment activity, these areas should be targeted, either for residential, mixed-use, or commercial uses, as illustrated on the plan. The proposed land use types can also serve to guide future regulatory actions such as zoning ordinance updates.

In addition, circulation patterns such as proposed roads, access management areas, and pedestrian accommodations have been illustrated. The Physical Enhancement Plan also designates waterfront interaction areas, both existing and proposed. By including these elements, the Physical Enhancement Plan creates a map of all of the recommendations in the plan, including those general recommendations which are not targeted with an individual design concept.

# Map 8 – Physical Enhancement Plan

## ***B. Physical Recommendations***

One of the most direct methods to effect change in the waterfront and downtown is to improve the public spaces within the study area, such as parks and streetscapes. As such, design concepts have been prepared for six areas, which represent focused areas in which the Village can target and catalyze improvements. These include the Downtown/West Main Street, Bleachery, Temple Field, Bain Parcel, East Main/Downtown Gateway, and Route 9 corridor. These design concepts, as well as the other recommendations for the revitalization of the downtown and waterfront, are discussed in this section of the plan.

### **1. Downtown/West Main Street**

***Recommendation: Continue to pursue improvements to the Downtown/Main Street area, and build on the aesthetic improvements already completed or underway.***

Main Street is the heart of the Village, the traditional center of commerce, civic activity, and community life. In recognition of the importance of this area, the Village has pursued several improvement initiatives for Main Street and the surrounding area. To build on the success of these projects, the following improvements are recommended:

- Establish views to creek and falls by opening up viewsheds along West Main on Village-owned properties. Much of the land on the east side of the roadway is unbuildable. Ultimately, the Village should pursue the establishment of formal overlook areas in these areas, to take advantage of views. As a first step, the Village could replace the existing fencing with a more transparent barrier which allows views while maintaining pedestrian safety.



**Figure 1 - Potential waterfront overlook location**

- Create expanded opportunities for off-street parking, especially behind the Knights of Columbus hall and along West Main if possible. The need for additional off-street parking was cited repeatedly in the public input as a high priority of residents. One untapped resource for parking would be behind the Knights of Columbus hall. Creating a public parking area in this location would require a partnership with the Knights of Columbus and other private property owners.



**Figure 2 - West Main Street Parking**

- Determine the feasibility of adding a pedestrian promenade behind the Knights of Columbus, and/or a pedestrian bridge over Wappinger Creek north of the dam, to increase pedestrian circulation in the heart of downtown. In concert with 1.2 above, a promenade would create a significant waterfront resource in downtown. This could expand the pedestrian linkages as well, especially if a pedestrian bridge could be built. As with recommendation 1.2, this project would require a public-private partnership to implement.



**Figure 3 - Potential pedestrian bridge location**

- Pursue streetscape enhancements along West Main, including lighting and other amenities, to bring a consistent level of aesthetics to all areas of Main Street in the downtown. The Village has successfully implemented streetscape improvements in several areas. West Main Street was cited as a high priority during the public input process, especially in terms of additional lighting.
- Consider adding a curb bump-out on the northwest side of West Main, to create a gateway, create opportunities for additional street trees, and slow traffic. This recommendation would work in conjunction with 1.4 above. The speed of traffic at this location on West Main was cited as a concern by residents. In addition, the curve of the road creates a gateway, which could be further enhanced aesthetically. The bump-out would address both of these opportunities, making the entrance to West Main a more pedestrian-friendly and attractive place.
- Address lack of driveways on West Main. Currently, many of the homes on the lake side of West Main Street lack driveways. These homes were built before driveways were a common residential feature. However, off-street vehicle parking is now considered an essential element for viable residential uses. This deficiency may be contributing to the lack of redevelopment and investment in some homes, as their market value is less than similar houses with driveways. This corridor is a well-traveled route which plays an important role in the waterfront and downtown character, and encouraging private investment in these homes will help to achieve the vision of the community. As such, the Village should investigate ways in which driveways or off-street parking could be provided to these homes, such as alleys or other common use areas.



**Figure 4 - Existing streetscape enhancements on Mill St.**

# Map 9 – Downtown Design Concept

## 2. Bleachery

***Recommendation: Redevelop the Bleachery as a way to expand needed land uses, such as high-density residential, as well as establish new market-based opportunities.***

During the public input process, many residents cited the Bleachery as an area which should be explored further for a variety of commercial, residential, and civic uses. The combination of the dramatic topographical setting, close proximity to downtown, and high levels of architectural character of the structures create a unique opportunity for the Village. The Village is largely built to capacity, and the Bleachery contains one of the largest parcels of developable land located along the Wappinger Creek waterfront. The redevelopment of this area began twenty years ago, with the Market Street Industrial Park, and represents an excellent example of industrial facilities being redeveloped to meet contemporary needs. This redevelopment pattern should continue, by adding the areas south of the creek to the effort. A concept plan for this area has been prepared, based on the public input received. Participants expressed interest in mixed-use development, recognizing the assets inherent in the location and architecture on the site. Live-work studios, restaurants, and a senior/community center were all ideas put forth during the process.

As such, the following actions are recommended, so that this crucial Village resource can fulfill its potential.

- Continue pursuit of clean-up of contaminated sites, especially through the Brownfield Opportunity Area process (see recommendation C.4).

As part of this process, the Village should explore the viability of methods to directly address contamination, either through taking title to contaminated properties or through other means. At a minimum, the Village should continue a dialogue with the NYSDEC and the current property owner concerning the preferred end uses of the property. The current Record of Decision (ROD) from the NYSDEC does not recommend a remediation plan which would support the end uses desired by the community.

One option may be for the Village to take direct control of the property. NYS law would shield the municipality from liability of being forced to clean the property. This would not shield the Village from future liability as an “operator” of the property. If individuals are exposed to contaminants on the site they would have common law claims, such as personal injury, trespass, private nuisance, strict liability, and negligence, against the Village. Though the possibility of this liability is remote, it is possible to reduce the level of risk, by physically securing the site with a fence and locked gate and adding the site to the Village’s general liability policy. Direct control over the property may allow the Village to remediate the contamination faster than would be possible for a private landowner, which would allow the property to be returned to the tax rolls faster.

- Work with the landowners to establish a Master Redevelopment Plan based on viable land uses, market analysis, environmental conditions, and setting.

The current landowners have developed a thoughtful and considered concept plan for the site. This plan is based on the allowable uses under the existing zoning, the current transportation access, and the end uses proposed in Alternative 4 of the ROD. However, through this plan, the Village has the opportunity to broaden the possibilities for this crucial site, by changing the zoning and

proposing transportation improvements. As such, the concept plan shown in Map 10 was created to explore the potential for maximizing development. This represents development envelopes, a potential transportation circulation pattern, and green space. Although these elements will likely be shifted within the project area, depending on the outcome of the Brownfield Opportunity Area program, the features included in the plan should be consistent with the public's stated desires. As such, the Master Redevelopment Plan should include:

- Redevelopment/Infill areas should be designated, according to the feasibility of brownfield cleanup and market conditions. The public participation process revealed support for residential and mixed-use redevelopment, in addition to traditional commercial uses. These could be explored further, especially given the findings of Section III of this report, which support mixed-use and small-scale production uses.
- Innovative architecture which reflects the heritage of the Bleachery should be preferred. Due to the topography of the Bleachery area, taller buildings would be feasible while posing little impact on surrounding neighborhoods. This represents an opportunity for greater density, which could create architectural options not available elsewhere in the Village. Appropriate zoning would be required in order to allow greater height for buildings in this area.



**Figure 5 - Bleachery waterfront**

- Water-based amenities, such as a promenade or pocket park, which can add value to the redevelopment of the area. These features will likely be located in areas which have the least contamination.
- Transportation connections should also be pursued, both in terms of vehicle

circulation, and the establishment of a pedestrian trail along the Worker's Walkway. An important consideration for transportation is the single entrance to the area, from Market Street. To establish a more intensive residential or mixed-use development, providing additional access to the parcel will be crucial. The Village should explore innovative solutions to providing additional access, such as a second-floor access to a parking level, bridged from Market Street.



**Figure 6 - Redevelopment potential in brownfields**

## **Map 10 – Bleachery Design Concept**

### 3. Temple Field

***Recommendation: Pursue improvements to Temple Field and the surrounding area, including water-based recreation.***

Temple Fields is currently a well-used active recreation resource. The Village recently updated the playground equipment, and adult soccer teams from the area frequently use the field for games and scrimmages. Across the street from the park is the Village highway department facility, housed in a historic stone building. This facility occupies a significant portion of the Wappinger Creek waterfront, but the views to the water are obscured by equipment and vehicle storage. Public input concerning this area underscored the need to improve recreation facilities and find an alternate location for the highway department, so that the waterfront may be more actively enjoyed by the community. The following recommendations are intended to address these needs.

- Recreation improvements:
  - Formalize the soccer field so that this well-used amenity continues to be valuable to the community.
  - Relocate play structure closer to parking area to make it more convenient for families that are driving.
  - Establish community gardens along Market Street, to increase usage of park and add a new amenity for the neighborhood.
  - Connect to proposed 20-unit development on Franklindale via a walking trail, and to existing development on Dutchess Terrace via a staircase.



**Figure 7 - Existing recreation fields**

- Housing Improvements:
  - Create opportunity for 5-10 units of market-rate housing along Dutchess Terrace. These should take advantage of views of Creek.
  - Shared driveways can maximize use of the space, and a direct staircase connection to Temple Fields would create an additional amenity for residents.

- Waterfront Improvements:
  - Relocate highway garage and establish opportunities for water-dependent infill in the existing structure. This could include a community-based use, a commercial use such as boat rental or restaurant, or a combination.
  - Establish accessory water-dependent features to support the redevelopment, such as creekside plaza/deck, pier, kayak/canoe storage, and parking.



**Figure 8 - Highway department building - potential for redevelopment**

- Transportation Improvements
  - Improve vehicle and pedestrian circulation in the area. Re-align intersection of Market & McKinley for to a “T”, to improve vehicle circulation and safety.
  - Add pedestrian infrastructure on Market St. along the park.
- Redevelopment Area. Currently, there are several homes located along McKinley Street, between the highway department facility and the Bleachery. This plan does not call for any specific improvements to these private landholdings. However, as these Temple Field and the Bleachery are improved, the landowners between the two areas may see increased opportunities to redevelop their property, either with additional or improved residential uses, or as small-scale waterfront commercial businesses. If the landowners choose this course of action, the Village should work to assist these efforts, so that the improvement of the area takes place in a logical, efficient manner.

# Map 11 – Temple Field Design Concept

#### 4. Bain parcel

***Recommendation: Leverage Village land to expand residential and recreation opportunities at the Bain parcel.***

The vacant parcel of land known as the “Bain parcel” is located at the junction of Clapp and Lower Henry Streets. As part of the Village’s ongoing effort to increase home-ownership opportunities, it is recommended that a portion of this parcel be devoted to residential infill, with the remainder used for recreation, open space, and transportation connections. Specific recommendations include:

- Residential Infill:
  - Establish the opportunity for market-rate residential in this location. There is potential for up to 9 additional single-family homes. The Village could create a Request for Proposals for local developers, targeted toward creating housing for first-time homebuyers. The Village should work with the developer to ensure that the new construction fits in with the existing neighborhood fabric, while also addressing the constraints posed by the site. Once this housing is established, consider working with Dutchess County on incentive programs or other methods to encourage owner occupation of new homes.
- Transportation Improvements:
  - Pursue streetscape enhancements to Clapp and Lower Henry streets, including curbs, sidewalks, and street trees. Installing curbs and sidewalk will prevent informal parking on the vacant lot, which will improve the perception of the area and may help attract developers.
  - Consider widening Clapp and Lower Henry to allow for on-street parking on both sides, which may alleviate the need to park on the vacant parcels.
  - Investigate the potential to create a vehicular link between the east and west portions of Franklindale Avenue. Although the topography in this area is quite steep, a transportation connection would be beneficial to the neighborhood. This roadway could provide easy access to the Amtrak station in nearby New Hamburg without the need to drive through downtown Wappingers Falls.
- Recreation Opportunities:
  - Relocate the transfer station to establish additional recreation opportunities, such as a scenic overlook, dog park, and/or playground. These facilities should be selected and designed once an evaluation of the soil conditions is completed.

# Map 12 – Bain Parcel Design Concept

## 5. Village Gateways

***Recommendation: Apply a consistent design concept to improve the gateways into the Village.***

One straightforward way for the community to establish a clear identity and welcome people is to physically demarcate its boundaries. A cohesive, attractive gateway design will welcome residents, visitors, and business owners into the community, further strengthening the character of the municipality. Often, these gateways, which act as the “front door” to a community, are denoted by a mix of NYS DOT signage, local welcome signs. In some cases, the boundary is not acknowledged at all, leaving visitors unaware that they have passed from one municipality to another.

In Wappingers Falls, all three of these conditions exist, among the various entrances into the community. In addition, the wide variety of conditions in the different gateways in the Village, discussed in further detail below, make it difficult to employ a “one-size-fits-all” approach to design improvements. As such, it is recommended that the Village build from the design vocabulary established in the signage proposed for Mesier Park, applying this vocabulary in a modular fashion throughout the gateways. Depending on the amount of space available, the gateway could include the pillar with the Village logo, the wing wall with a larger welcome message, or both. This would provide a unified design throughout the gateways, while allowing for the conditions particular to each gateway. Specific recommendations include:



Figure 9 - Mesier Park Welcome Sign

North Gateway (Route 9D): This gateway, located on the east side of 9D near the cemetery, offers ample room and a pastoral setting. The Village owns a small frontage just inside the town line, connected to the larger well field property. This area could benefit from a larger sign, located behind the sidewalk. There is also room for larger-scale landscape plantings to highlight the sign.

North Gateway (Route 9): The most viable location for the northern gateway along Route 9 is in Fisherman's Park, a parcel on the west side of the roadway. Technically, this parcel is outside of the Village boundary; however, the parcel is owned by the Village and represents the most appropriate location, as it is located near the bridge over Wappinger Lake, a natural gateway. This area would be appropriate for a larger-scale treatment and landscape plantings.

West Gateway (Market St.): This gateway is located along Wappinger Creek. The Village owns property on the east side of Market Street in this location. This area could house a larger sign, with room for larger-scale landscape plantings as well.

South Gateway (Route 9D): This gateway is located along a narrow street right-of-way on Route 9D. The current gateway treatment consists of a NYSDOT sign which actually spans the sidewalk. Due to space constraints, a pillar gateway with the Village logo may be the best option. The Village will likely need to work with NYSDOT and the adjacent property owner to finalize design details and gateway treatment location.

South Gateway (Route 9): This gateway is located in a very busy commercial corridor, along a divided highway. Options in this location include adding signage to the median, especially if this could be achieved in concert with other streetscape improvements called for in Recommendation 6. However, another viable option may be to locate large-scale signage and landscape plantings along the east side of Route 9, within the green space located in the road right-of-way.

## 6. Route 9 Secondary Street System

**Recommendation:** *Develop a more walkable street network with a Village-like mix of uses east of Route 9.*

Route 9 is currently a vehicle-dominated commercial strip and does not provide a safe or comfortable walking environment. During the public input process, many residents noted that people cross Route 9 often, but it is unsafe and lacks pedestrian amenities. Multiple signals and driveways increase traffic congestion while limiting access between businesses and creating numerous conflict points for pedestrians. Residents supported the secondary street concept and mixed-use development east of Route 9. To improve the walkability and traffic conditions along and east of Route 9, the following improvements are recommended:



Figure 10 - Poor walking environment on Route 9

- Create a secondary street system including a north-south street east of Route 9 to connect New Hackensack Road to Myers Corners Road, east-west connections to East Main Street and Old Route 9, and a northern connection from New Hackensack Road to North Mesier Avenue (not shown). These would be tree-lined, slow-speed streets with sidewalks. They would displace traffic on Route 9 and improve access to residential and commercial buildings east of Route 9.



Figure 11 - Multiple driveways are common along Route 9

- Remove one to two traffic signals, four or more left turn lanes, and ten driveways on Route 9 to reduce conflict points from turning vehicles, improve traffic flow, and improve walkability along Route 9. Establish a planted median and street trees along Route 9 within the Village limits to calm traffic and beautify the corridor.

- Establish internal connections between businesses to reduce the need for individual driveways, reduce traffic on Route 9, and create additional frontage for new businesses.
- Promote walkable, mixed-use development east of Route 9, including infill commercial (shown in red), new attached housing (shown in brown), and housing over commercial. Work with developers to incorporate underground utility upgrades if



**Figure 12 - Demand for internal connections between Route 9 businesses**

## **Map 13 – Route 9 Secondary Street System**

## 7. East Main Gateway

**Recommendation:** *Create an attractive, pedestrian-friendly entrance to the Village Center from Route 9 to connect the eastern portion of the Village to the Village Center.*

There is currently a strong disconnect between the Route 9 corridor and the historic Village Center. During the public input process, residents expressed interest in distinctive and historical signage, street trees, and other elements to create a more 'Village-like' feel and to slow traffic at the East Main Street/Route 9 intersection. The following improvements are recommended to bring people into the Village Center from Route 9 and future mixed-use development to the east:

- Create a four-way intersection at Route 9 and East Main Street by providing a new connection on the eastern leg from Imperial Boulevard to East Main Street. Move the existing commercial parking access on the northeast corner further from the intersection to reduce conflicts with turning vehicles.
- Make the intersection more pedestrian-friendly by:
  - Striping high-visibility crosswalks on all four legs of intersection,
  - Narrowing the travel lanes to allow for a planted median and pedestrian refuge islands,
  - Adding street trees to provide shade and protection from traffic, and
  - Removing the right turn slip lane at the north-west corner and extending the curb to shorten the crossing and reduce conflicts between vehicles and pedestrians.



Figure 13 - The building footprints and street network demonstrate the disconnect between the



Figure 14 - Existing Route 9/East Main Street intersection

- Design and install an iconic bridge sign on the north-west corner of the intersection to announce the entrance to the Village Center from Route 9 (see sample design concept). The sign could include Village history and a map to attract visitors to the Village Center and the Falls. Smaller directional signs with similar imagery could be used along East Main Street to delineate a walking/driving route to the Falls.



Figure 15 - Existing aerial of East Main Street and Route 9

# Map 14 – East Main Street Gateway

## 8. Village Center Gateway

***Recommendation: Provide a strong visual gateway to the Village Center at South Avenue while improving pedestrian safety and providing for new residential and commercial activity.***

The intersection of East Main Street and South Avenue (Route 9D) lies at the heart of the Village but feels empty. It is a wide intersection with open space on two of the three corners. A visitor arriving at the intersection would not know where the Village business center is, and Mesier Park feels isolated from the activity in the commercial center. During the public input process, residents expressed concern about high speeds and truck traffic at the intersection, and supported measures to slow speeds and improve pedestrian safety. They also agreed that outdoor dining areas are needed in the Village. As such, the following improvements are recommended:

- Improve pedestrian safety and calm traffic by narrowing the intersection along the northern edge to protect the sidewalk. This would allow for additional landscaping and street trees, and would shorten the north-south crossings by up to twenty feet. The intersection could be crowned in the center with decorative paving. Add on-street parking on East Main Street to further calm traffic and provide parking for nearby businesses.
- Work with Zion Church to pursue development on the Zion Park property, subject to approval by the Church membership and Episcopal Diocese. The development could include the following:
  - Mixed-use buildings with ground floor commercial storefronts to expand and strengthen the business



**Figure 16 - Existing approach to the East Main Street/South Avenue intersection from the east**



**Figure 17 - Existing East Main Street/South Avenue intersection (looking east)**

- district and housing on upper floors to add pedestrians and close-in customers for local businesses
- A tower on the south-west corner of East Main Street & South Avenue to act as a focal point and gateway to the Village Center
  - Outdoor dining on East Main Street to activate the park area and increase pedestrian activity
  - A landscaped parking lot with parking shared between residential units, commercial uses, and church
  - Single-family housing on Andrews Place to blend with the existing residential area and screen the shared parking lot behind the buildings
  - Preservation of most large trees on the site
  - A long-term lease to provide economic benefits to Zion Church, which owns the property.



Figure 18 - Aerial of East Main Street/South Avenue intersection

## Map 15 – Village Center Gateway

## 9. Downtown/Civic Core Improvements

***Recommendation: Pursue a National Endowment for the Arts or similar grant for the design of the East Main/Spring/Satterlee intersection.***

This intersection is located at the confluence of several important community features, including the Grinnell Library, Mesier Park, and Zion Episcopal Church. Recent improvements to the pedestrian facilities and streetscape have been undertaken in front of the library, including a re-alignment of the vehicular entrance to Mesier Park. In addition to these improvements, there are a variety of elements which are planned by other agencies and groups for in this intersection. These include:

- **Veteran's Memorials.** Wappingers Falls had a very high percentage of World War II veterans per capita, and there is strong interest to replace the memorial wall, which was recently removed due to structural deficiencies. Engraved bricks or other means could be used to commemorate the honored Veterans from the Village. In addition, the American Legion would like to locate a Carillon bell near the intersection.
- **Bus Stop.** Currently, there are no designated bus shelters in this area of East Main. The Village would like to provide shelters on one or both sides of the roadway. The style and location of the shelters would require careful design, in order to blend with the other features in the area.
- **Mesier Park entrance.** As shown in Recommendation 5, a set of wing walls and landscape plantings are proposed for the pedestrian entrance to Mesier Park. Although this improvement is located adjacent to the intersection with Spring/Satterlee Streets, it will be important to coordinate improvements to match the design vocabulary of the Park entrance.
- **Zion Park/East Main Gateway improvements.** As discussed in Recommendation 8, the concept plan prepared by Dutchess County Planning Department calls for a variety of development improvements in Zion Park. As such, the design of the intersection must be flexible and take into consideration the future development potential in Zion Park.

To bring together these disparate elements and factors into a united look and feel, it is recommended that a design plan be prepared for this area. The program elements listed above, if designed and constructed separately, could result in a visual environment which lacks cohesion and detracts from the Village character. In addition, this area is at the epicenter of the Village's Historic District. A design plan could improve the visual environment and bring cohesion to this portion of the Village.

In addition, several nearby structures, including the Library, are individually listed historic resources. As such, any improvements to this area must be carried out in coordination with the New York State Historic Preservation Office (SHPO). Creating one design plan will help to streamline the SHPO coordination process, rather than conducting individual review for each element proposed for the intersection.

### ***C. Regulatory Recommendations***

In addition to physical improvements, it is crucial that the Village enact land use regulations which allow, if not encourage, the type of private development envisioned in the overall plan. As such, this section of the report recommends options regarding the Village's zoning ordinance.

#### **1. Zoning Ordinance Update**

***Recommendation: Conduct an update of the Village's Zoning Ordinance.***

The existing zoning regulations will not currently support many of projects recommended in this plan. As such, a major update of the zoning ordinance is recommended.

The first step in this project would be to conduct an in-depth "diagnostic" of the zoning ordinance, to determine in detail which regulations need to be changed to support the development envisioned by the community in this plan. This diagnostic will determine the scope of the changes needed. This update can take two forms: the existing ordinance can be re-written using traditional zoning tools, or the Village can pursue a wholly new and innovative ordinance, which may take more time to complete and additional resources to implement.

Once this diagnostic is completed, community outreach and/or stakeholder input should be sought, to see which option has more support and will be more feasible to implement. The Committee charged with updating the ordinance will then be able to choose from among the various options and move forward with zoning changes. Two potential options have been outlined below.

##### **Option A: Traditional Zoning:**

This option would entail a thorough review of the current zoning ordinance. The goal would be to use the existing ordinance as a base, while addressing contemporary needs of the Village. The resulting document would be similar to the existing law, which may ease the transition as new regulations are put into place. Specific recommendations for this option include:

- Review and update the list of allowable uses in Schedule A & B of the zoning ordinance to include new and innovative land use types. This can include new types of businesses which were not considered previously, as well as residential uses.
- Review and revise setbacks and bulk/height requirements to determine whether revisions are needed to allow redevelopment to occur as proposed in this plan. In particular, the desire for greater residential density in certain areas should be reviewed.
- Review and revise the zoning district boundaries to determine if they are still relevant. Districts may be consolidated, removed, or created as needed, and boundaries adjusted accordingly. The basis for these changes should be the Physical Enhancement Plan included in this report, which outlines the desired land uses for the Village.
- Consider the need to allow residential uses in areas currently zoned General Business. In particular, excluding residential uses in the some or all of the GB zone along route 9 may impede the type of mixed use development recommended as part of Dutchess County's Route

9 redevelopment plan. This can be addressed by adding certain residential uses to the GB zone, changing the zoning designation in this area to a different district, or creating a new zone.

- Continue to implement Dutchess County Greenway Connections through the local review process. Consider adopting local versions of the guidelines most appropriate to the Village environment.
- Consider establishing architectural design guidelines. Guidelines can be mandatory or suggested, or a combination of both. Downtown, Route 9, and Residential conversion areas would require different guidelines, so that redevelopment efforts are appropriate and feasible.
- Consider enacting Planned Development District regulations, to allow developers the flexibility to propose innovative projects which may not normally be allowed under traditional zoning.
- Consider enacting transfer of development rights provisions, which would allow the development rights for low-density or open space areas to be transferred to high-density residential areas.

#### Option B: Form-Based Codes

This option would create a wholly new ordinance for the community. Form-based codes focus on the regulation of the form and function of sites and structures, rather than their use. This could entail a form-based code system, Transect zoning (a specific kind of form-based code), or a hybrid system which still designates certain land uses.

Form-based codes designate the appropriate form and scale of development rather than land uses. There are many types of form-based codes, but in general these kinds of regulations are more concerned with how a building/site looks and functions, rather than the activities which take place inside the walls of the structure. Form-based codes commonly include the following elements:

- **Regulating Plan.** A plan designating the locations where different building form standards apply. This plan is based on the density or type of development desired in each area, and is roughly equivalent to a future land use or zoning map.
- **Site Design Standards.** Specifications for the elements in a site plan would be put forth for each area in the Regulating Plan. This would include the location of structures on the site, landscaping, parking, signage, pedestrian amenities, lighting, etc.
- **Building Form Standards.** Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm would be put forth for each area in the Regulating Plan.
- **Administration.** A clearly defined application and project review process.
- **Definitions.** A glossary to ensure the precise use of technical terms.

## ***D. Policies and Partnerships***

The third component to the revitalization of the waterfront and downtown is made up of the policies and partnerships the Village pursues. This includes actions the Village Board can undertake to study or plan for certain desired development, as well as agencies and groups the Village should work with to bring the plan to fruition. The following recommendations include non-physical projects which will further the goals of the community.

### **1. Community Center**

***Recommendation: Pursue the establishment of a Community Center, both as a way to provide needed services for the Village, and to create a central location for administrative functions.***

During the public input process, the need for a Community Center was stressed. Residents expressed a desire for a centralized location for Village administrative functions, as well as a multi-use area for community events.

The first step in this project would be to conduct a study of feasibility and needs, perhaps in conjunction with a Marist student project, to identify the programming for the center. This will help the Village identify a suitable location. Programming for the building should include administrative offices, record keeping, and meeting space at a minimum. Additional recreational or civic uses may also be appropriate or desired, depending on feasibility.

The Community Center could be located in a renovated structure, or a new building. Potential locations for new structures include Zion Park (if feasible), the Bain parcel, or the Bleachery. If a new community center is built, every effort should be made to locate the structure in or near downtown, to reinforce the character of the community.

### **2. Marketing Campaign**

***Recommendation: Work with Wappingers Falls Business and Professional Association and/or the Southern Dutchess Chamber of Commerce to aggressively market the Village to the targeted retail, housing, and business types.***

The marketing portion of this plan is intended to provide a general overview of existing conditions and opportunities. However, to create a pro-active campaign for redevelopment, the Village should begin a specific, targeted marketing plan, in conjunction with the agencies listed above. The scope of this plan could include:

- Foundation materials for a marketing campaign. This could include a review of the existing logo and tagline for the Village, and the development of a new logo and tagline as appropriate. In addition, a signature brochure that can be both printed and converted to an e-brochure for the Village's web site should be created.
- An interactive list and/or map of vacant/underutilized parcels and make this information available to developers, business owners, and real estate agents. This can be located on the Village's website, which would make it easy to update and access. This can be used to target specific properties for redevelopment campaigns.

- Cohesive brand messaging for the Village website, so that the site conveys the look and feel of the Wappingers Falls experience. These improvements could include the e-brochure, a directory of shops, lodging, and services, and link of the Village's web site with the Chamber of Commerce web site and other appropriate sites.
- Implement the business development recommendations of the Village's Downtown and Waterfront Revitalization Plan. This could include:
  - An email campaign targeted towards area alumni which highlights opportunities for business development, investment, and living in Wappingers Falls.
  - A recruitment package for new businesses, including written materials and PowerPoint presentation.
  - A list of tourism and recreational business owners in the region for a targeted implementation of the recruitment package.
  - Target groups for these materials include local realtors and relocation companies.

### **3. West Main Redevelopment**

***Recommendation: Pursue a NYS Main Street Grant to address redevelopment of the downtown area, especially West Main Street.***

This grant program makes funds available to help business owners improve facades and establish downtown anchors. In addition, the program could allow the Village to construct streetscape improvements. A large portion of the public input for downtown focused on improvements to West Main Street. Although some of these needs are addressed within the physical enhancement plan, the improvements to the streetscape and public spaces can only go so far in improving the street. Private investment in the businesses along the street will be crucial for West Main to play the role envisioned by the community. The NYS Main Street grant program can help to further this investment by creating incentives for private individuals to improve their businesses.

### **4. Brownfield Opportunity Area**

***Recommendation: Pursue a Brownfield Opportunity Area Step 2 Nomination Study to further the redevelopment of potential brownfield areas.***

A "brownfield" refers to any land area which has been previously developed. Within densely-settled areas such as the Village, brownfields represent an enormous untapped potential for infill development. However, the uncertainty of issues such as potential environmental contamination often inhibits activity in otherwise prime locations.

The Village submitted a Brownfield Opportunity Area Step 2 Nomination Study grant package in the Spring of 2010. This study, if funded, will allow the Village to determine viable uses for brownfield areas, based on market data and the potential limitations of contamination on end uses. This may open up additional developable land, which could then be used to further the Vision and Goals of this plan. For areas such as the Bleachery and Bain Park, this study will be a crucial component in attracting private development.

Once the Step 2 study is completed, the Village should then pursue a subsequent Step 3 Implementation Plan, which will further enhance the potential for redevelopment activity in brownfield areas.

## 5. Code Enforcement

***Recommendation: Work with business owners, civic groups, and code enforcement personnel to maintain a clean, well-maintained downtown.***

A key component for any community seeking to revitalize its downtown is to maintain public areas in a tidy, clean manner. Even before large-scale physical improvements are made, these simple steps can help to promote an image of pride in the community. Specific ideas include:

- Provide consistent and aggressive enforcement of litter laws and property maintenance codes. This also applies to the neighborhoods, as consistent code enforcement can improve the look and feel of a residential area.
- Organize regular clean-up days for public areas using volunteer labor, such as student groups. Publicize and promote these events as a way to build investment in the community.
- Provide opportunities for business owners to learn more about their role in Main Street Revitalization, and work with local business groups to maintain neat and tidy storefronts. This includes frequently sweeping entrances and sidewalks, adding trash receptacles and ashtrays (which are frequently emptied), and speedy removal of ice and snow from sidewalks.

## 6. Water Quality Improvements

***Recommendation: Continue to pursue water quality improvement and lake dredging activities so that the quality and experience of the Wappinger Lake and Creek is restored.***

The lake and creek form the heart of the community. However, these resources are currently degraded and are not fulfilling their potential from an ecological or a recreational perspective. As such, the Village should pursue ways to improve the water quality and functioning of water resources. This includes:

- Address existing vegetative congestion in Wappinger Creek. The portions of Wappinger Creek just south of the bleachery get very choked with water chestnuts and other vegetation. This inhibits recreational uses such as canoeing, kayaking, and fishing. As the redevelopment of this portion of the waterfront gets underway, the Village should target this area for mechanical removal of invasive water plants.



Figure 19 - Water chestnut in Wappinger Creek

- Continue to pursue dredging feasibility for Wappinger Lake. As the main drainage area for the 212-square mile Wappinger watershed, the Lake is the final resting place for almost 8.8 million

pounds of suspended solids annually. This is equivalent to almost 230 dump truck loads of dry sediment. Over time, this has contributed to the lake becoming significantly shallower, to the point where recreational uses such as boating and swimming are now unfeasible. Although the ongoing sedimentation issue should be addressed by different means, the immediate need to return the lake to a useful depth indicates that the Village should continue to pursue dredging.

## **7. Comprehensive storm water management strategy**

***Recommendation: Develop a comprehensive storm water management strategy for the Village of Wappingers Falls.***

As stated above, the entire 212-square mile watershed eventually drains into the Village. This means that much of the sedimentation and water pollution is generated outside the Village boundary, and must be addressed at the watershed level. However, the Village itself generates a significantly higher proportion of pollutants and sedimentation than the average for the watershed, according to the draft Preliminary Pollutant Loading Analysis Report recently prepared for the Village.

As such, the community has an opportunity to directly influence the health of the Lake and Creek, by addressing local stormwater treatment. This would continue ongoing efforts by the Village to address stormwater improvement, such as the recent assessment of stormwater infrastructure and discharge locations, completed in 2009. This information can be used to create a stormwater runoff model for the Village, which could be used to designate potential locations for best management practices (BMP). These stormwater BMP's could be deployed in a phased approach, and would result in the direct improvement of the runoff generated in the Village itself.

## **8. Landscape Planting Maintenance**

***Recommendation: Work with the Wappingers Falls Civic Association (or similar group) to maintain ornamental and annual landscape plantings throughout the downtown.***

Several recommendations in this plan hinge on proposed improvements to landscape plantings. However, it can be difficult for a Department of Public Works to maintain ornamental plantings. Partnering with the Civic Association, the NYSDOT, and other groups can allow for more elaborate landscaping than might otherwise be feasible. In addition, individual businesses or business groups can be asked to sponsor hanging baskets or tree lawn plantings in the downtown area.

## **9. Market Street/Creek Road**

***Recommendation: Work with the Town of Wappinger and Dutchess County to maintain the viability of Creek Road in the future.***

Market Street becomes Creek Road just west of the Village Boundary. This roadway, which is county-owned, provides a crucial connection to the nearby Amtrak station in New Hamburg. Easy access to this train station is a crucial component in the viability of the residential development proposed for the Bleachery and Bain parcel. However, this roadway requires a high level of maintenance, due to its location on Wappinger Creek. The Village should collaborate with the Town and County to ensure that this roadway continues to provide access to New Hamburg.

## **10. Municipal Efficiency and Function**

***Recommendation: Explore options which would allow the Village to increase the effectiveness of operations and services.***

Many communities in New York State are beginning to pursue innovative methods to reduce administrative burdens and streamline municipal function. In the case of villages, this has become a focus of interest since the properties are taxed at both the Town and Village level. Many communities are therefore studying dissolution as a way to make a more efficient governmental structure.

However, this option may not be feasible for Wappingers Falls, since the Village is located within the Towns of Poughkeepsie and Wappingers. With the Village straddling two Towns, it is unlikely that dissolution will be feasible. In addition, the Village must also maintain separate infrastructure agreements, assessments, and other functions for each Town, leading to an even higher level of administration. As such, the Village should explore options to streamline processes as much as possible.

One option would be to form a commission dedicated to exploring the idea of creating a City. Within New York State, Villages may petition the New York State legislature to become a City. The State Legislature requires clear evidence from a local community that the residents desire incorporation. This evidence usually takes the form of a locally drafted charter submitted to the Legislature for enactment and a home rule message from local governments that would be impacted by the incorporation. The most recent Village which became a City was in 1942, in the community of Rye.

This option would be a long-term action which would require significant political support from the Village, both Towns, and members of the State legislature. Other Villages, most notably Hempstead in Nassau County, have attempted for several years to bring their charters to legislative action, with little success. However, given Wappingers Falls' location in two towns, its dense and urban character, and the recent support state wide for efficiency in government, it is possible that a City Charter could meet with success in the legislature.

### ***E. Capital Improvement Plan***

As part of the ongoing improvements to the Village, a Capital Improvement Plan has been developed. This plan outlines the existing conditions, goals, and priorities for the Village's capital assets. These assets include infrastructure, equipment, real estate and buildings, emergency and safety facilities, and recreation amenities. For the full text of the Capital Improvement Plan, please refer to Appendix A.

The goals of this plan have been summarized below:

1. Supply the citizens with reliable water and sewer service, functional and environmentally friendly stormwater management, and smooth and safe roads and sidewalks.
2. Establish a new revenue source by increasing the capacity of infrastructure systems and evaluate water costs to properties within and outside the Village.
3. Identify the needs and maintenance costs for recreation facilities.
4. Identify the needs of the Fire and Police departments.

This revitalization strategy addresses several of these goals, to the extent that the Capital Improvement Plan overlaps with the vision embraced by the community. In addition, a map has been prepared to provide an overview of the priorities for infrastructure/roadway improvements. This map, seen in Map 13, creates a graphic illustration of the priority matrix included in Appendix A. This will allow the Village to further prioritize improvements so that they may be conducted in a manner which supports the recommendations of this plan.

# Map 16 – Capital Improvement Plan Priorities

### ***F. Parks and Recreation Improvement Plan***

Like the Capital Improvement Plan, the Village has engaged in an ongoing process to improve recreation features in the community. The Parks and Recreation Improvement Plan, included as Appendix B of this report, outlines the existing conditions, goals, and implementation measures needed to maintain and improve the Village's ten parks.

To determine the needs and desires of the community in regards to recreation, the Village issued a survey in 2008. The results overwhelmingly expressed a desire for well maintained and updated parks. Youth programs, community activities, and the maintenance and preservation of the Lake and other waterfront areas were the top priorities.

The Parks and Recreation plan has formulated the following recommendations in response to the citizen survey and committee discussions:

1. The buildings and equipment in all of the parks needs to be continuously repaired, maintained, and upgraded.
2. The removal of water chestnuts is necessary for people to make full recreational use of Wappinger Lake.
3. New youth activities (such as movies, dances, art programs, sports, and other extracurricular activities) need to be organized throughout the year, especially in the summer.
4. A Youth Board must be formed to address the needs of the community explore new opportunities and find new ways to encourage positive activities for our youth.
5. Creative funding for recreational activities, such as donations, volunteer efforts, and foundations, must be explored.
6. Industrial Park needs to be explored for possible YMCA site or other public facilities. The site must be cleared and prepared for new development of new parks and recreation facilities or economic benefits for the Village.

The parks and recreation plan includes the location, resources, conditions, uses, immediate needs and plans, and long-term needs for each park. The Village should continue to work towards achieving the goals set forth in the Recreation Plan. In addition, as improvements are carried out, it is recommended that the design vocabulary proposed for Mesier Park should be extended to all park entrances.

## **VI. Implementation**

This plan lists a series of recommendations that build upon the vision for the Waterfront and Downtown. Some of these recommended actions should be implemented immediately, while others can be accomplished over a long-term time frame. To implement the plan, however, the Village must establish a framework within which these actions can be taken.

The following pages contain a table which outlines the recommendations in conjunction with the project lead, potential partners, potential funding sources, and first steps. In addition, a priority category is included, to indicate which actions should be commenced immediately, in the next few years, or over a long term.

The intention of this matrix is two-fold. First, the matrix encapsulates all of the recommendations in the plan, acting as a “snapshot” of the overall strategy. Second, the matrix can act as a “report card” for residents and board members to keep track of progress on the implementation of the plan. With the implementation matrix, the Village can bring the strategy to fruition in a logical manner.

<b>Implementation Matrix</b>							
	Project Lead	Potential Partners	First Steps	Potential Funding Source(s)*	Priority/Timing		
					Short	Med	Long
<b>A. Physical Recommendations</b>							
1. Downtown/ West Main Street	Village Board	Dutchess County	Complete design development phase	NYSDOS			
2. Bleachery	Village Board	NYSDEC, NYSDOS, Market Street Industrial Park Agency, private sector	1. BOA Step 2 Nomination 2. Solicit private developers	NYSDOS, NYSDEC,			
3. Temple Field	Recreation Committee	Village Board, Highway Dept., private sector	Complete design development phase for public areas	NYSDOS, OPRHP			
4. Bain parcel	Village Board	Highway Dept., private sector	1. Complete design development phase for public areas 2. Solicit private developers for residential infill	NYSDOS, OPRHP			
5. Gateways	Village Board	Wappingers Falls Civic Association	Create designs for each gateway	NYSDOS			
6. ROUTE 9 corridor	Village Board	Town of Wappinger, Dutchess County, NYSDOT, private sector	Complete design development phase	TIP, NYSDOS, TEP			
7. East Main Street	Village Board	NYSDOT, private sector	Complete design development phase	NYSDOS, TEP			
8. Village Center Gateway	Village Board	Dutchess County, NYSDOT, private sector, Zion Episcopal Church	Complete design development phase	NYSDOS			
9. East Main/Spring/Satterlee intersection	Village Board	OPRHP, Zion Episcopal Church	Complete design development phase	NEA			
<b>B. Regulatory Recommendations</b>							
1. Zoning Ordinance Update	Village Board	Planning Board, ZBA	Conduct zoning diagnostic	NYSDOS			
<b>C. Policy/Partnerships</b>							

Village of Wappingers Falls  
Waterfront Revitalization Strategy

1. Community Center	Recreation Committee	Village Board	Conduct a feasibility study	NYSDOS, OPRHP			
2. Marketing Campaign	Chamber of Commerce	Village Board; Business and Professional Association	Appoint oversight committee and apply for funding	NYSDOS, Chamber of Commerce			
3. West Main Street Redevelopment	Village Board		Apply for funding	NYSHCR			
4. Brownfield Opportunity Area Step 2 Nomination Study	Village Board	NYSDEC, NYSDOS	Select a study advisory committee if/when funding is awarded	NYSDOS; NYSDEC			
5. Code Enforcement	Code Enforcement	Chamber of Commerce; Business and Professional Association	Update property maintenance codes if necessary	NYSDOS			
6. Water quality/lake dredging	Village Board	NYSDEC	Complete Phase 1 assessment	NYSDEC			
7. Stormwater Management Program	Village Board	Dept. of Public Works	Complete Phase 1 assessment	NYSDOS; NYSDEC			
8. Landscape Planting Maintenance	Village Board	Chamber of Commerce; Business and Professional Association; Wappingers Falls Civic Association	Approach groups to see if they would be willing to participate				
9. Market Street/Creek Road	Village Board	Highway Department; Dutchess County; Town of Wappinger	Meet with stakeholder groups to determine plans for the roadway				
10. Municipal Efficiency and Function	Village Board	Town of Wappinger; Town of Poughkeepsie	Begin feasibility study				
*Abbreviations Key: NYSDOS: New York State Department of State, Division of Coastal Resources NYSDOT: New York State Dept. of Transportation TEP: Transportation Enhancement Program OPRHP: New York State Office of Parks, Recreation, and Historic Preservation			NYSHCR: New York State Homes and Community Renewal NYSDEC: New York State Dept. of Environmental Conservation NEA: National Endowment for the Arts				