

# ZONING

## 151 Attachment 7

### Village of Wappingers Falls

#### Appendix B Redevelopment Area Concept Plan

#### APPENDIX B: REDEVELOPMENT AREA CONCEPT PLANS

##### 1. History and Purpose.

In 2013, the Village of Wappingers Falls was awarded funding from the New York State Department of State through the Brownfield Opportunity Areas (BOA) program to complete a Step 2 Nomination for the BOA program. The Wappingers Falls BOA encompasses the entirety of the Village and is concurrent with the municipal boundary.

Development of the BOA, which was approved in 2020, was based on extensive public participation to gather information regarding the history of the study area, and to understand the public's hopes, concerns and desires regarding future development in the Village. The public participation process included a series of Open Houses, stakeholder and property owner meetings, an economic development site visit, and a series of Steering Committee meetings.

One of the primary objectives of the BOA was to identify specific areas of the community for redevelopment. Based on community input, the BOA Steering Committee identified four priority areas that included vacant parcels or underutilized structures, the redevelopment of which were essential to create the future that residents envisioned for their community. These areas include the Bleachery, the Village Center, the Bain Parcel, and the Upper W. Main Street Corridor. In addition, a concept plan was also developed for a specific site on Upper W. Main Street—the former Thornton's Gas Station.

Concept plans were prepared for each of these areas to articulate the desired vision for their redevelopment as expressed by the community and based on property owners' interest, site visits and analysis. Each of these areas is discussed below, along with the concept plans, which appear at the end of this Appendix. ***Applicants and members of the Village Board, Planning Board, and Zoning Board of Appeals should consult these plans for the desired vision of Wappingers Falls' residents as projects are proposed in these areas.***

##### 2. Specific to the Bleachery Area.

The Bleachery Redevelopment Concept Plan seeks to revitalize the former Dutchess Bleachery, a 19th century industrial site originally developed for dyed cloth manufacturing. The site, which is comprised of multiple, privately owned parcels, includes vacant industrial land. The Concept Plan seeks to encourage redevelopment of the site to attract a similar number of people for which the site was originally designed. It also seeks to:

- (1) Provide connectivity to the Village Center with the re-establishment of "Workers Walk."
- (2) Connect with and engage the Wappinger Greenway Trail.
- (3) Encourage boating, outdoor use and the adaptive re-use of the 19th century industrial buildings in a way that encourages events, arts and employment.
- (4) Install recreational assets such as a playground and outdoor entertainment.
- (5) Encourage and develop renewable energy alternatives to encourage job opportunities.
- (6) Work with county government to incorporate private/public partnerships in educational programs with Dutchess Community College.

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- (7) Encourage artist/artisan space outfitted with maker space, adequate parking and connection to existing businesses in both the Village Center and the already redeveloped portion of the Bleachery north of the Wappinger Creek.

The Village anticipates that redevelopment of the Bleachery will support new economic development and job opportunities, reestablish connectivity between the site and the Village Center, and increase waterfront recreation opportunities, which in turn will spur additional private investment in the area and increase quality of life for new residents and businesses.

### 3. Specific to the Village Center Area.

The Village Center Redevelopment Concept Plan focuses on five areas of the downtown:

- **West Main Street:** Enhancement of the popular County Players Theater, combined with the revitalization of vacant storefronts and underutilized parcels, could allow for West Main Street to be transformed into an entertainment district.
- **East Main Street:** As with West Main Street, East Main Street is a primary roadway through the center of downtown. The street has thriving businesses, in addition to community amenities such as the Grinnell Library, Zion Episcopal Church, and Mesier Park. The commercial and community anchors present opportunities to capitalize on existing features through improving pedestrian access, adding off-street parking, and better utilized community space.
- **Mill Street:** Mill Street is a secondary roadway within the Village Center that intersects the west side of East Main Street. The street has several businesses, residences, and a day care facility, in addition to two surface parking lots. The mix of existing uses allows for the improvement of commercial and residential opportunities.
- **Market Street:** Market Street is a secondary roadway within the Village Center that intersects with East Main Street east of Wappinger Creek. It is a primarily commercial street made up of single-use and mixed-use buildings. The existing commercial buildings and proximity to the creek allow for an increase in commercial uses and community space.
- **High Street:** High Street is a residential roadway on the outskirts of the Village Center, terminating at the dam at the end of Wappinger Lake. The residential character of the street allows for additional multi-family dwellings and creating pedestrian connections.

The Village Center has many underutilized parcels, some located on the waterfront, with interesting architecture in a natural landscape setting. With the growing national trend of people moving from the suburbs to walkable downtowns, this area has the potential to attract significant investment, particularly given the presence of the 50-year old community theater at its heart. Input received during the BOA public outreach process indicates that the community theater is a major attraction and an anchor for the business district. It draws visitors from a large region to attend reasonably priced quality performances. Theater patrons may also be interested in visiting local breweries, restaurants, wine bars and shops, as well as patronizing artisans and artists, professional designers, and other businesses. Helping the theater to achieve its goal of growth would be a successful strategy for the betterment of the entire downtown.

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### **4. Specific to the Bain Parcel Area.**

The Bain Parcel Redevelopment Concept Plan seeks to address ongoing efforts to increase the amount of recreation and community space in the Village. The Concept Plan also includes enhanced multi-modal connections, parking, and streetscape enhancements. Subsequent to adoption of the BOA, the Village Engineer prepared a Site Plan of the Bain parcel, and the park is currently being constructed. The Bain Parcel Site Plan is included herein.

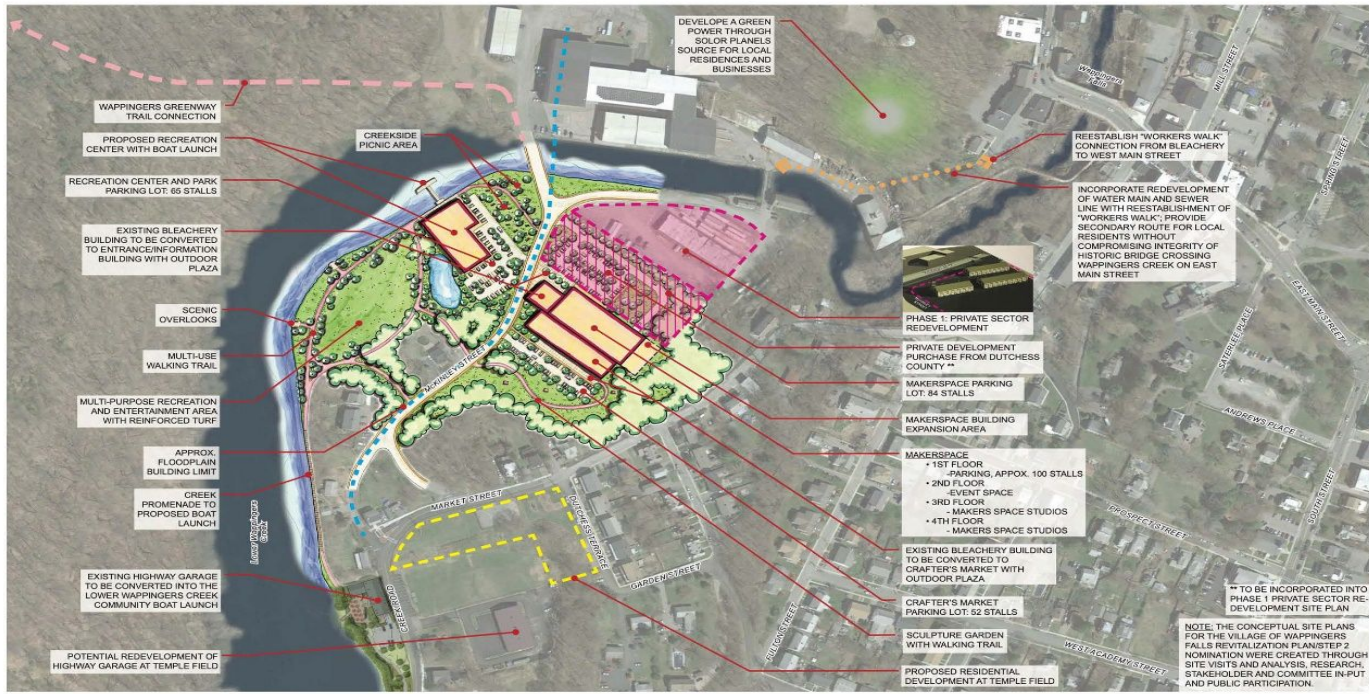
The Bain Parcel is owned by the Village, which allows for greater control of redevelopment opportunities. The Village anticipates that enhanced recreation amenities will help attract additional private investment in the area and increase quality of life for residents and businesses.

### **5. Specific to Upper West Main Street Corridor and the Former Thornton's Service Station.**

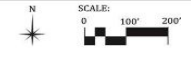
The Upper West Main Street Corridor includes strategic sites and a number of properties that were identified by the BOA Steering Committee as potential redevelopment areas, as shown on the concept plan. Due to restrictive topography and the growth of Route 9D (West Main Street), this area of the community has no access to, and limited views of, the Wappinger Lake and Falls.

The former Thornton's Service Station, located at 2780 West Main Street, is a strategic site capable of utilizing the viewshed of Wappinger Lake and delivering appropriately sized residential units. The concept plan for Thornton's Service Station includes two mixed-use buildings with first floor commercial uses along West Main Street, and a multi-family dwelling at the rear of the property overlooking the waterfront. To advance this concept, a Phase II Environmental Assessment would need to be conducted. Vehicles should be kept out of a 250-foot radius around the existing wellhead. Due to the site's proximity to Wappinger Lake, development should utilize best stormwater management practices.

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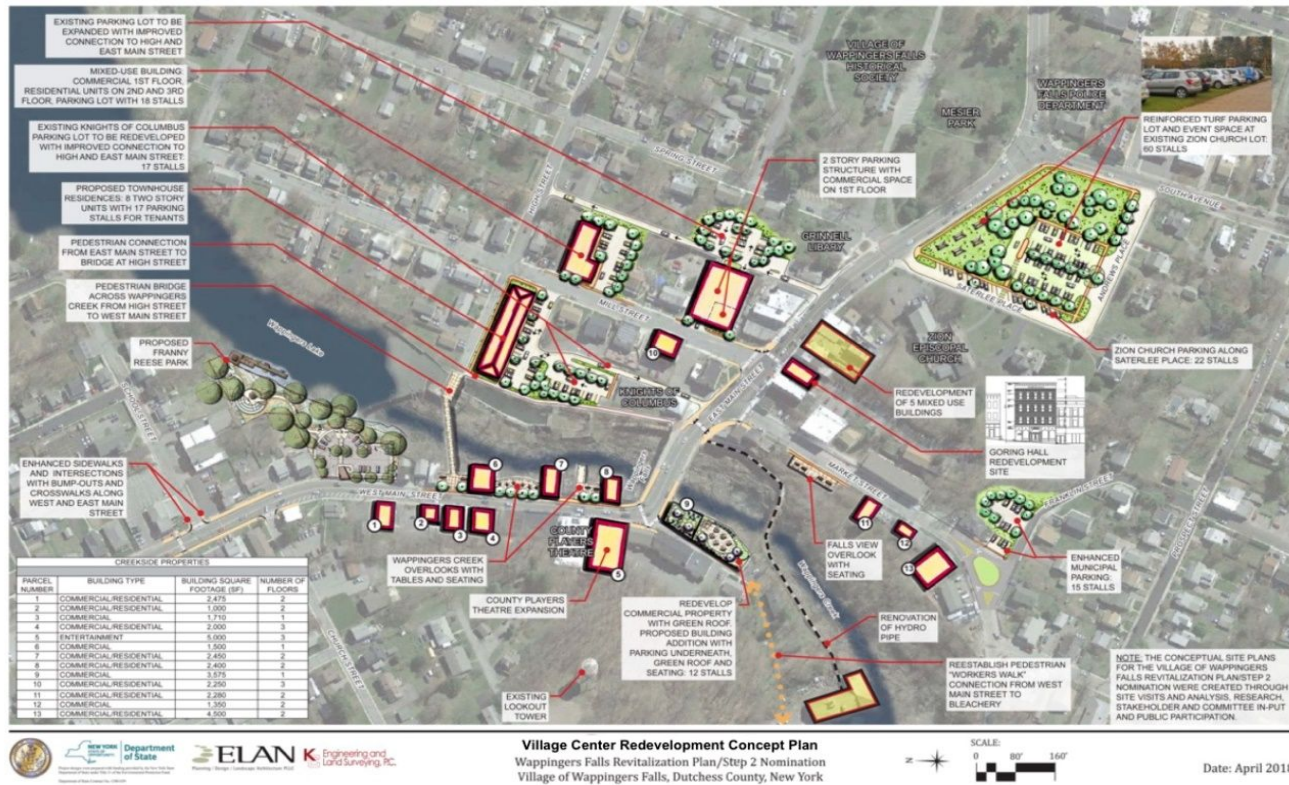


**Bleachery Redevelopment Concept Plan**  
 Wappingers Falls Revitalization Plan/Step 2 Nomination  
 Village of Wappingers Falls, Dutchess County, New York



Date: April 2018

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**Upper W. Main St. Corridor Redevelopment Concept Plan**  
 Wappingers Falls Revitalization Plan/Step 2 Nomination  
 Village of Wappingers Falls, Dutchess County, New York



SCALE: NTS

Date: April 2018

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NEW YORK  
Department  
of State

ELAN K Engineering and  
Land Surveying, P.C.

Upper W. Main St. Corridor: Thornton's Gas Station Redevelopment Concept Plan

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



SCALE:  
0 30' 60'

Date: April 2018