



Fishkill's Biodiversity Block Map includes two 1,000+ acre blocks of continuous natural habitat along the Hudson Highlands southern border.

Town and Village of Fishkill

Centers: The Town of Fishkill updated its [Comprehensive Plan](#) in 2009 and adopted its [Zoning Law](#) in 1977, but has added numerous amendments over the years. The Village of Fishkill updated its [Comprehensive Plan](#) in 2009 and its [Zoning Law](#) dates back to 1984, with subsequent amendments. The Town has two historic centers, Fishkill Village and Glenham hamlet, and two emerging centers in the Brockway area and south of the Village along Route 9. The Town Plan endorsed a list of Smart Growth principles, including to mix land uses, create walkable neighborhoods, and direct development towards existing communities. The population of the Town of Fishkill is 22,102 while the population in the Centers is 4,731, or 21.4% of the total. Within the Centers are 1,310 residential, 117 commercial, 56 business/industrial, 45 public, and 155 vacant properties, according to Real Property Tax records.

The Village of Fishkill dates back to Dutch settlers in 1714. The Village played a crucial role in the Revolutionary War with a large Continental Army encampment in the fields to the south. Over 125 properties in the Village are listed on the National Register of Historic Places. Unfortunately, the historic section of the Village is now cut in two by a six-lane section of Route 9 and incompatible commercial development. The Village still has space to grow on small infill parcels, a vacant block at the corner of Jackson Street, and by retrofitting commercial parcels surrounding the historic center, especially the shopping plaza at the west end of Main Street.

South of the Village around Interstate 84 is a large collection of commercial uses, hotels, massive warehouses buildings, and a repurposed mall. The Town Plan suggests a mixed-use redevelopment of this area, but some new construction has been questioned because of recent archeological finds from the Revolutionary War.

Glenham is a small historic hamlet along Route 52. It was thought to have significant growth potential because of the now vacant 36-acre Texaco research campus. However, extensive soil contamination has been found on the site, so the lengthy clean-up process has put any major redevelopment plans on hold.

Brockway is the area along Route 9D between the City of Beacon and the Dutchess Stadium. It has all the components of an emerging center, including major residential projects, a central commercial plaza, and industrial uses, but lacks a coordinated mix and walkable connections. A cooperative redesign of the properties on the south side of Route 9D could spur substantial development in an area with good access to I-84.

Greenspaces: Fishkill has two areas of greenspaces over 1,000 acres in size along its Hudson Highlands southern border, plus over 700 acres of state-owned land around Stony Kill Farm. It has 18 agricultural district parcels, 48 acres in agricultural production, and 5,854 acres either under conservation easement or otherwise protected.

Greenway Corridors: The Town has 12,650 acres of unbuildable area. These stream corridors, State and Federal wetlands with their buffers, floodplains, and steep slopes of 20% or more act as biodiversity connectors between greenspaces. Fishkill has 45 miles of streams, 120.5 miles of roads, 34.6 miles of sidewalks, and 17 miles of trails.