

Town of Clinton

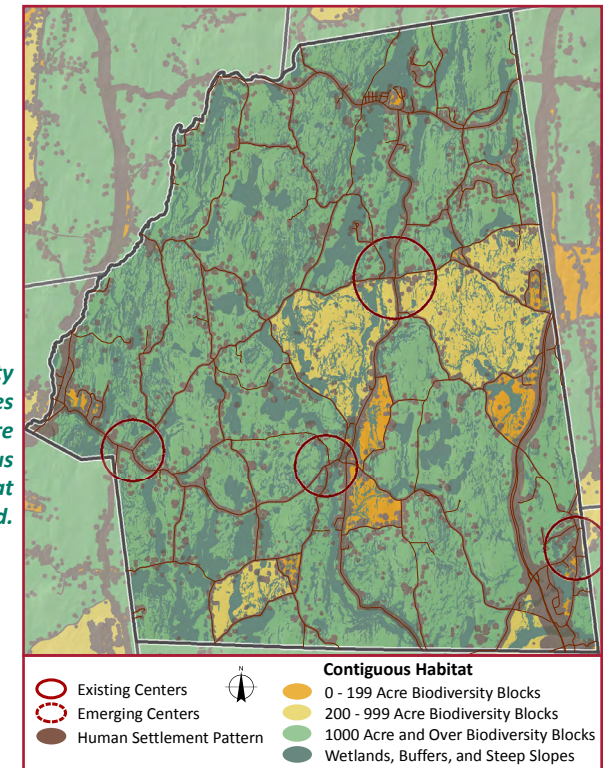
Centers: Clinton adopted its original [Zoning Law](#) in 1981 and updated its [Comprehensive Plan](#) in 2012, including a Centers and Greenspaces Map. The Plan recognizes seven historic hamlets, but the zoning identifies Schultzville, Clinton Corners, and Clinton Hollow as the primary commercial hamlets. The Town's land use policies call for reinforcing the hamlets with housing and small-scale businesses serving local needs, while limiting development in rural areas. The population of the Town is 4,312 while the population in the Centers is 608, or 14% of the total. Within the Centers are 207 residential, 6 commercial, 2 business/industrial, 11 public, and 48 vacant properties, according to Real Property Tax records.

Schultzville is the town government center with the Town Hall, Library, and relocated Masonic Hall. It also has a Firehouse and a general store facing the triangular hamlet green, which is unique for Dutchess County. There are surrounding parcels that could be developed, but low demand in the area will likely make changes gradual and small in scale.

Clinton Corners hamlet is in the southeast corner of the Town near the Taconic State Parkway. Higher traffic levels from the Parkway and Salt Point Turnpike support several businesses, including a general store. It also has the Town's only Post Office, a historic stone Meeting House, and a Town Park. The hamlet has opportunities for residential growth with available land west of the hamlet and commercial zoning along the Turnpike.

Clinton Hollow is a small central hamlet with an inactive general store and a cluster of historic houses. Surrounding topography and power lines limit development possibilities.

Pleasant Plains, Frost Mills, and Hibernia are listed as Residential Hamlets in the Zoning Law. Only Pleasant Plains has a significant number of large properties that could be easily developed, including a 47-acre former soil mining site with a large pond just west of the hamlet center.



Clinton's Biodiversity Block Map includes thirteen 1,000+ acre blocks of continuous natural habitat and farmland.

Greenspaces: The Town of Clinton adopted a [Farmland Protection Plan](#) in 2010 and an [Open Space Protection Plan](#) in 2011 with a specific listing of important ecological and agricultural resources. The Town has 13 areas of continuous greenspaces with agricultural and natural land over 1,000 acres in size. It has 260 agricultural district parcels, 5,663 acres in agricultural production, and 2,724 acres either under conservation easement or otherwise protected.

Greenway Corridors: Clinton has 8,498 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. The Town also has 94 miles of streams, 105 miles of roads, and no sidewalks, but 69 miles of trails. In 2012 Hudsonia prepared a [Significant Habitats](#) report with maps of ecologically important habitats throughout the Town.