



Town of Hyde Park

Centers: Hyde Park adopted its latest [Comprehensive Plan](#) in 2005 and updated its [Zoning Law](#) in 2007. They identify the Town Center, Staatsburg hamlet, three neighborhood cores, and one emerging center. The population of the Town of Hyde Park is 21,456 while the population in the Centers is 4,534, or 21% of the total. Within the primary Centers are 952 residential, 104 commercial, 14 business/industrial, 48 public, and 70 vacant properties, according to Real Property Tax records.

Hyde Park Town Center is a linear commercial and residential district along Route 9. Two National Historic Sites and major tourist destinations frame the center - the Franklin D. Roosevelt Home and Library to the south and the Vanderbilt Mansion to the north. The Crossroads area at Market Street features a grouping of civic uses and historic buildings, including the Town Hall, Library, Post Office, and three churches. In 2015 the Town rezoned the Crossroads Core to encourage mixed-use development that is compatible with the historic building patterns. It also included an illustrative plan, showing infill buildings around a central green that visually connects the Roosevelt-era Library and Post Office.

The Town completed a Corridor Study through the Town Center in 2002 and a more detailed Corridor Management Plan with NYSDOT in 2006. A [Town Center Pedestrian Study](#) was also prepared in 2013, which includes recommendations for new sidewalk extensions and an illustrative plan with infill buildings for the shopping area south of Pine Woods Road. All three studies support consolidation of curb cuts, street trees, on-street parking along Route 9, more crosswalks, and a complete sidewalk system throughout the Town Center.

Staatsburg is a small hamlet in northern Hyde Park with a Firehouse, Post Office, and restaurant. Future expansion is limited by the surrounding Staatsburgh Historic Site and Dinsmore Golf Course to the north and Mills-Norrie State Park to the south and west.

The zoning code recognizes three neighborhood centers along Route 9G - **East Park, Haviland, and Greenbush**, which allow a mix of commercial and other uses near existing residential areas. It also supports a potentially large, mixed-use, and tourist-oriented **emerging center** on the vacant 339-acre property across Route 9 from the Culinary Institute of America.

Greenspaces: Hyde Park has seven areas of continuous greenspaces over 1,000 acres in size. The Town has 57 agricultural district parcels, 1,526 acres in agricultural production, and 3,291 acres either under conservation easement or otherwise protected. In 2009 Hudsonia prepared a [Significant Habitats](#) report with maps of ecologically important habitats.

Greenway Corridors: The Town has 10,522 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. Hyde Park has 99 miles of streams, and 153 miles of roads 10.9 miles of sidewalks, and 27 miles of trails.



Hyde Park's Biodiversity Block Map includes seven large remaining areas of farmland and natural habitat.