

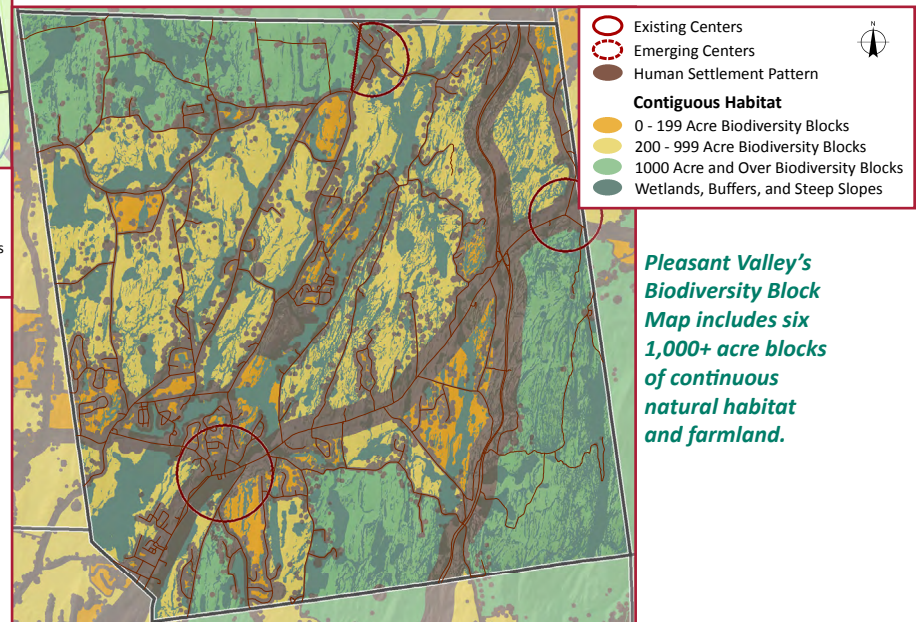
Town of Pleasant Valley

Centers: The Town updated its [Comprehensive Plan](#) and [Zoning Law](#) in 2009, designating three hamlets and a mixed-use commercial district as the primary locations for new development. The town population is 9,684, while the population in the Centers is 1,053, or 10.8% of the total. Within the Centers are 285 residential, 46 commercial, 16 business/industrial, 16 public, and 38 vacant properties, according to Real Property Tax records.

Pleasant Valley hamlet acts as the Town Center with the Town Hall, Library, Post Office, several town parks, and two schools in the area. The hamlet initially flourished with multiple mill sites along the Wappinger Creek. The major mill parcel just below the dam is now a Memorial Park with the Historical Society in the remaining mill building. This area contains a concentration of commercial uses, but new buildings are difficult because of floodplains through the hamlet. The Town [Plan](#) called for central utilities to allow infill development, as well as a narrower, tree-lined streetscape, consolidated driveways with shared parking to the rear, and new sidewalks, crosswalks, and street connections.

Washington Hollow is at the eastern entrance to the Town at the crossroads of Routes 44 and 82. The original location of the Dutchess County Fair and a historic hotel, the hamlet is now dominated by two large commercial plazas and the State Police facility. The Town [Plan](#) endorses a slower speed limit, new crosswalks, and on-street parking to calm traffic, along with infill stores and a central green in front of the plaza parking lots, a civic building at the intersection's focal point, and residential development to the west.

Salt Point is a pristine hamlet with a Post Office and town park in the center and large farms surrounding the north and south entrances. The Town [Plan](#) sets as a priority preserving the outlying farmland by transferring their development rights to a buildable, but far less visible parcel behind the Firehouse. This would protect the gateways from further sprawl, add new residents to boost local businesses, and help bring central utilities to the commercial core.



Pleasant Valley's Biodiversity Block Map includes six 1,000+ acre blocks of continuous natural habitat and farmland.

Greenspaces: Pleasant Valley has six areas of continuous greenspaces with agricultural and natural land over 1,000 acres in size. The Town has 212 agricultural district parcels, 3,694 acres in agricultural production, and 1,643 acres either under conservation easement or otherwise protected. In 2013 the Town completed an [Open Space and Farmland Plan](#) with a natural and cultural resource inventory, a map of priority areas for conservation, and recommended policies for the future.

Greenway Corridors: The Town has 8,619 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. Pleasant Valley also has 88 miles of streams, 118 miles of roads, 5 miles of sidewalks, and 11 miles of trails. In particular, the 760-acre Taconic-Hereford State Forest in the southeast portion of the Town has extensive trail opportunities.