



*Wappinger's Biodiversity Block Map includes two 1,000+ acre blocks of continuous farmland and natural habitat in its northeast corner along the Sprout Creek and away from the Town's heavy traffic corridors.*

## Town of Wappinger and Village of Wappingers Falls

**Centers:** The Town updated its [Comprehensive Plan](#) in 2010 and adopted its [Zoning Law](#) in 1990, with amendments over the years. Wappinger's population is 27,005 while the population in Centers is 5,398, or 20% of the total. Within the Centers are 1,222 residential, 80 commercial, 23 business/industrial, 37 public, and 100 vacant properties, according to Real Property Tax records.

**The Village of Wappingers Falls**, while partially in the Town of Poughkeepsie, is the historic center of Wappinger, dating back to the 1740s when the first mill was built at the falls. In the 1800s the Village featured one of the largest industrial printworks complexes in the country. The Historic District now has 130 contributing parcels, centered around the Grinnell Library, stone Post Office building from the Roosevelt era, Mesier Homestead and 5-acre park that serves as the village green. The Village updated its [Comprehensive Plan](#) in 2001 and adopted a Smart Code [zoning law](#) in 2014. The 2011 [Downtown and Waterfront Revitalization Strategy](#) contains the latest improvement ideas for the Village Center and Mesier Park surroundings, Bleachery parcels, Temple Field area, and the commercial and residential districts to the east of Route 9.

**Hughsonville** is a small historic hamlet that has become dominated by traffic due to a lack of sidewalks, heavy volumes on Route 9D, and cars going to the nearby New Hamburg train station. The Town Plan included a Hughsonville Concept Plan to address these issues, but it has proved difficult to implement. New housing has been proposed on the estate lands to the west of the hamlet.

**Chelsea** hamlet began as early 1800s river port and shipyard for sailing vessels and steamboats, then grew around the railroad station. Today Chelsea is a mainly residential hamlet, with a Post Office in the former one-room schoolhouse and the Chelsea Yacht Club and a public boat launch west of the tracks.

**New Hackensack** hamlet dates back to the 1740s, but is now a primarily linear commercial district along Routes 376 and 104. It has attracted commercial and industrial businesses because of the volume of steady drive-by traffic and its proximity to the adjacent Dutchess County Airport.

The Town Plan recognized Route 9 as its main commercial corridor, but recommended district design plans for all its hamlet centers, including the smaller crossroads hamlets of **Myers Corners** and **Swartoutville**.

**Greenspaces:** The Town has two areas of continuous greenspaces with natural and agricultural land over 1,000 acres in size. Wappinger has 62 agricultural district parcels, 1,174 acres in agricultural production, and 2,044 acres either under conservation easement or otherwise protected. In 2006 the Town prepared [Recommended Model Development Principles for Conservation of Natural Resources](#), as part of a study of the Wappinger Creek watershed.

**Greenway Corridors:** Wappinger has 7,109 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 has 54 miles of streams, 147 miles of roads, 10 miles of sidewalks, and 11 miles of trails, including a section of the Dutchess Rail Trail.