

Figure 6.4	Future Roadway Classification	50
Figure 6.5	Bus Map	52
Figure 6.6	Regional Rail Map	53
Figure 6.7	Local Rail Map	54
Figure 6.8	Bicycle Plan	57
Figure 7.1	Public Facilities Map	59
Figure 7.2	School Facilities and Districts	63
Figure 7.3	Recreation Facilities	65
Figure 7.4	Historic Map	71
Figure 7.5	Water Systems	73
Figure 7.6	Central Water Systems and Phases	74
Figure 7.7	Dutchess County Central Utility Corridor Water Line	75
Figure 7.8	Existing Sewer Systems	78
Figure 8.1	Future Land Use Map	85
Figure 8.2	Active Farm Overlay	86
Figure 8.3	Traditional Development Drawing	92
Figure 8.4	Cluster Development Drawing	93
Figure 8.5	Cluster Subdivision Principles	94
Figure 8.6	Hopewell Junction Existing Conditions – Route 82	97
Figure 8.7	Hopewell Junction Photographs	98
Figure 8.8	Hopewell Junction Proposed Improvements – Route 82	99
Figure 9.1	Floor Area Ratio	105

List of Tables

Table 3.1	Population Figures	12
Table 3.2	Number of Residential Building Permits Issued for New Homes, 1991-2001	15
Table 3.3	Residential Sales Statistics, Jul-Dec, 2001	16
Table 4.1	Existing Land Uses, 1981-2002	20
Table 4.2	Zoning Acreage	22
Table 4.3	Development Potential of Vacant Land	27
Table 6.1	County Functional Road Classification	37
Table 6.2	High Intersection Crash Locations (1995-1998)	41
Table 6.3	High Crash Location Clusters	43
Table 6.4	Bus Routes	51
Table 6.5	Recommended Bicycle Road Improvements	56
Table 7.1	School District Enrollments	62
Table 7.2	Local School Characteristics	64
Table 7.2	Recreation Enrollment	69
Table 8.1	Future Land Use Plan Distribution	87

List of Charts

Chart 3.1	Racial and Ethnic Composition, 1990 & 2000	14
Chart 3.2	Number of Residential Building Permits for New Homes Issued by Towns in SW Dutchess County as a Percentage of All County Towns	15
Chart 4.1	Residential Zones by Intensity of Use	24



Executive Summary

EXECUTIVE SUMMARY

In 1996, the Town Board of East Fishkill initiated the preparation of a new Master Plan for the Town. The previous Master Plan was adopted in 1982. The 2002 Plan represents the culmination of work that includes the creation of a Master Plan Steering Committee, meetings with Town department heads, a survey, and a series of public workshop meetings. The purpose of the new Master Plan is to assess the changes that have occurred in the Town over the past 20 years and to present a framework for future land-use decisions.

The following tables highlight some of the changes to the Town over the past 20 years.

Population History*

1980	18,091
1990	22,101
2000	25,589

* US Census Bureau

Existing Land Uses, 1981-2002

LAND USES	ACRES	2002	1981	Percent Change, 1981-2002
		PERCENT TOTAL	PERCENT TOTAL	
Residential	15,640	42.4%	29.9%	62.3%
Commercial	350	0.9%	0.4%	143.1%
Industrial/Utilities	1,430	3.9%	2.0%	124.5%
Public/Institutional	500	1.4%	0.6%	156.4%
Parks/Recreational	3,400	9.2%	3.3%	216.3%
Agricultural	3,790	10.3%	17.5%	-32.7%
Vacant	9,085	24.7%	46.2%	-38.8%
Roads	2,625	7.1%	N/A	
Total	36,825	100.0%	100.0%	100.0%

Source: 1980 numbers from Raymond Arnhold, Town Planner; BFJ, May 1981.
2002 numbers from East Fishkill GIS Department

After more than 20 years many of the recommendations of the 1982 plan have been implemented. A new library was built in 1988 and expanded in 2000, the Appalachian Trail corridor was protected, an historic structure survey completed, design regulations were implemented, and a cluster subdivision ordinance was adopted. Other issues, however, remain current and have been incorporated into the 2002 Master Plan, including: a bypass road for Hopewell Junction and continued purchase of open space/agricultural lands.

Chapter One provides a general introduction to the Plan – its purpose, process, and organization. Chapter Two offers an historical synopsis, providing a framework for the Town’s development patterns, as well as a view of East Fishkill as part of Dutchess County and the greater New York City region. Chapter Three updates the local demographic figures. Chapter Four discusses the different land uses within East Fishkill, the distribution of uses within the Town, zoning, and future build-out under existing conditions. Chapter Five presents the Town’s environmental heritage – steep slopes, wetlands, soils, and groundwater. Chapter Six analyzes the transportation network. This chapter reviews the traffic patterns of the different roads and makes recommendations to improve circulation within East Fishkill. Chapter Seven examines the existing Town services. Chapter Eight summarizes the Master Plan findings and states future goals for the Town. Chapter Nine presents strategies that the Town can utilize to implement the individual components of the Plan.

The strategies in the Plan do offer choices for a different future for East Fishkill than under present conditions. The following table indicates that adoption and mapping of the proposed residential zones, together with additional restrictions on development of environmentally sensitive lands, would reduce the buildable number of homes in Town by approximately 1,700.

Development Capacity

	Total Acres	Developable Acres	Current Development Potential*	Proposed R 1.5 Zone**	Proposed R-3 Zone**	# Homes Reduced
Active Farm Overlay Zone	3,260	3,260	2,450 homes	1,635 homes	N/A	815
Mountain/Watershed Zone	8,050	4,250	1,900 homes	N/A	1,000 homes	900
TOTAL			4,350 homes	1,635 homes	1,000 homes	1,715

*Current Development Potential equals (Developable Acres-10% roads) multiplied by the existing underlying zoning

**Proposed Development equals (Developable Acres-(environmentally sensitive lands/2)-10% roads) multiplied by the proposed underlying zoning



1.0 Introduction

1.0 INTRODUCTION

1.1 Purpose of the Plan

The 2002 Master Plan for the Town of East Fishkill serves as a guide for future land use decisions, traffic circulation patterns, environmental conservation, and public facilities in the Town. This Master Plan represents the culmination of efforts begun in 1996 by the Town of East Fishkill to review the 1982 Plan and to prepare a new master plan. The Town Board held a series of workshop meetings in 1999 that were attended by a cross-section of municipal officials and members of the public. The purpose of this plan is to change and adjust the existing plan and to respond to new development issues that have occurred within the Town since 1982. These issues include increased development pressures, rising population, transportation issues caused by regional growth, and the need to examine the adequacy of local facilities and services including public water and sewer.

The Town of East Fishkill is changing and rapidly evolving. Therefore, the Master Plan must provide a framework to proactively address foreseeable changes so as to minimize any negative impacts threatening the Town's quality of life. This plan seeks to preserve the best features of the Town's built and natural environments by offering goals and objectives to channel future growth to the areas of East Fishkill that can best accommodate it.

The Plan is general in nature, examining demographic and growth trends and their potential long-range impacts. The Master Plan contains an inventory of existing conditions in the community, followed by a set of goals and objectives that serve as a policy guide for future decision-making regarding East Fishkill's physical development. Many of the goals and objectives from the 1982 Plan have been met and now, after 20 years, it is time to review those prior goals and to consider new ones. For instance, the town adopted a cluster-zoning ordinance to allow for more creative developments and it completed an historic structures survey. The Town has also finished a rezoning study of the industrial land within East Fishkill and, based on the 1982 Master Plan, rezoned many parcels to residential uses. Other goals of the 1982 plan have not yet been completed, including some transportation improvements such as the creation of a service road around Hopewell Junction.

Each chapter in the new report discusses existing conditions and current data in order to lead up to the recommendations for changes to existing policies or alternative actions in Chapters 8 and 9. It is then up to the Town Board to turn the policy recommendations into substantive and specific regulatory laws that support and implement the Master Plan.

1.2 Master Plan Process

Preparation of the master plan should be viewed as an on-going planning process. The plan should be periodically evaluated given shifts in demographics, market conditions, and time. All evaluations should focus on the goals and recommendations of the plan. Are the goals still valid? Are the recommendations appropriate to the existing conditions?