

# CENTERS AND GREENSPACES PLAN AND DISTRICTS MAP

The Centers and Greenspaces Plan encourages new development in existing hamlet centers and protects outlying natural and agricultural greenspaces in accordance with Greenway principles as outlined in Greenway Connections.

The Town of Pleasant Valley became a Greenway Community in 2004. One of the primary Greenway policies is to “focus development more efficiently in and around traditional centers and avoid overdevelopment of the rural surroundings.” This is the only way to combat sprawl and contain the Town’s infrastructure and maintenance costs. It is based on the recognition that conventional zoning practices of the past allowed development to spread out indiscriminately into the countryside, causing an over-dependence on automobiles and ever-increasing traffic congestion. Standard subdivisions also consume farmland and natural areas in greater quantities.

The primary goal of the Centers and Greenspaces Plan is to identify both priority greenspaces for permanent protection and priority growth centers with redevelopment and expansion potential. The Greenway Guide “Commercial Strip Redevelopment” outlines seven steps to retrofit the strip, by making more attractive and walkable places, filling in large underused parking lots, redeveloping buildings with a mix of uses, upgrading landscaping, adding sidewalks, and improving traffic circulation. Over time, with a coordinated approach to each successive site plan, commercial strips can be redeveloped and transformed into neighborhood centers.

Street and site designs in centers must foster a balance between walking and driving – still convenient for cars, but encouraging pedestrian access as well. Consolidating new commercial and residential development in existing centers will prevent continued strip development with its proliferation of driveways along the primary state highways and help replace the demand for isolated subdivisions along outlying roads. Centered development also creates far fewer road extensions and more compact service areas for the public to maintain over the long-term, thus limiting the local tax burden.

Centers work best when they are compact and support a variety of uses within a reasonable walking distance, measured by the human scale of a five- to ten-minute walk. A ¼-mile radius defines the mixed-use commercial core, designed to get people to park once and walk around a central business area. A concentric ½-mile radius or ten-minute walk defines the surrounding, primarily residential neighborhood, where residents will likely walk from the edge to the center and back.

## A Plan for Pleasant Valley

Residents have made it clear that they want to preserve the rural character of Pleasant Valley. As the population of Pleasant Valley increases, every effort will be made to maintain and preserve the Town’s rural character, scenic landscapes, open space systems and small-town feeling. The zoning pattern and decision-making processes that suburbanized most of southern and central Dutchess County can be modified, and new uses can be designed to protect the Town’s most valued qualities. The resulting Centers and Greenspaces Plan and Districts Map reinforces the traditional settlement pattern of Pleasant Valley by strengthening the main hamlets and protecting the natural beauty and non-suburban appearance of the outlying areas.

The land use categories are based on several factors:

- Historic settlement patterns.
- Public input on how residents would like to manage growth, while maintaining rural character.
- The 2007 Municipal Aquifer Report prepared for the Town of Pleasant Valley. This report provides recommendations on how to assure future availability of sustainable groundwater resources.

Minimum average parcel sizes were determined based on soils, water availability, and existing development. Also taken into consideration were the effects of existing parcels, some of which are smaller than recommended for sustainable well and septic system use. This is factored into the density recommendation for the areas surrounding these existing parcels.



# Town of Pleasant Valley Centers and Greenspaces Plan

## Legend:

Mixed-Use Center  
for "Park Once and  
Walk Around" Core.  
Walkable from Edge  
to Center.

Town Center  
(2640' Radius)  
Hamlet Center  
(2000' Radius)

Major Greenspaces Parcels  
(25 Acres & over)

Easement-Protected and Public Lands

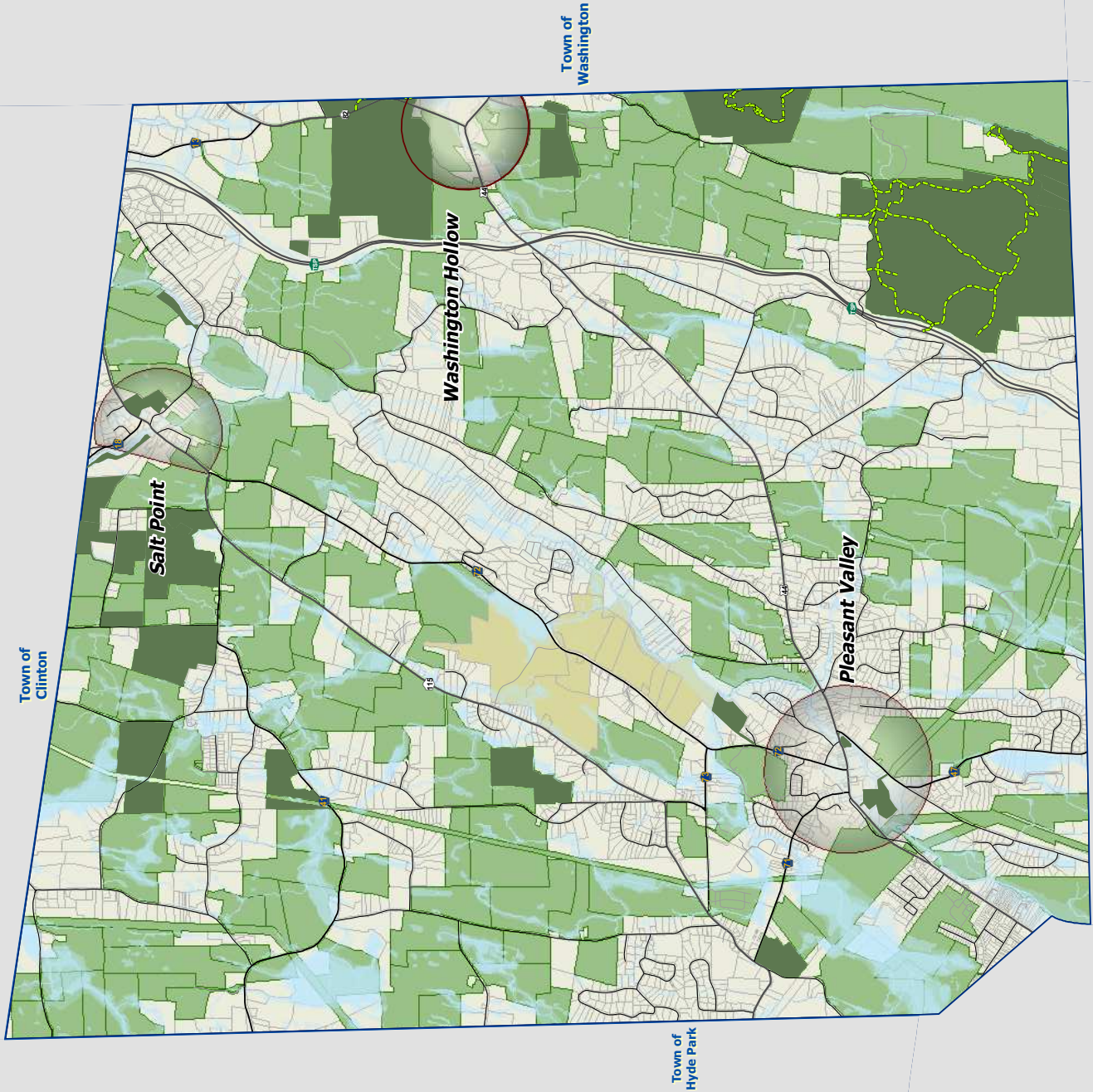
Quarry Parcels

Water/Wetlands/Floodplains/Streams

Existing Trail

Parcel Lines

Municipal Boundary

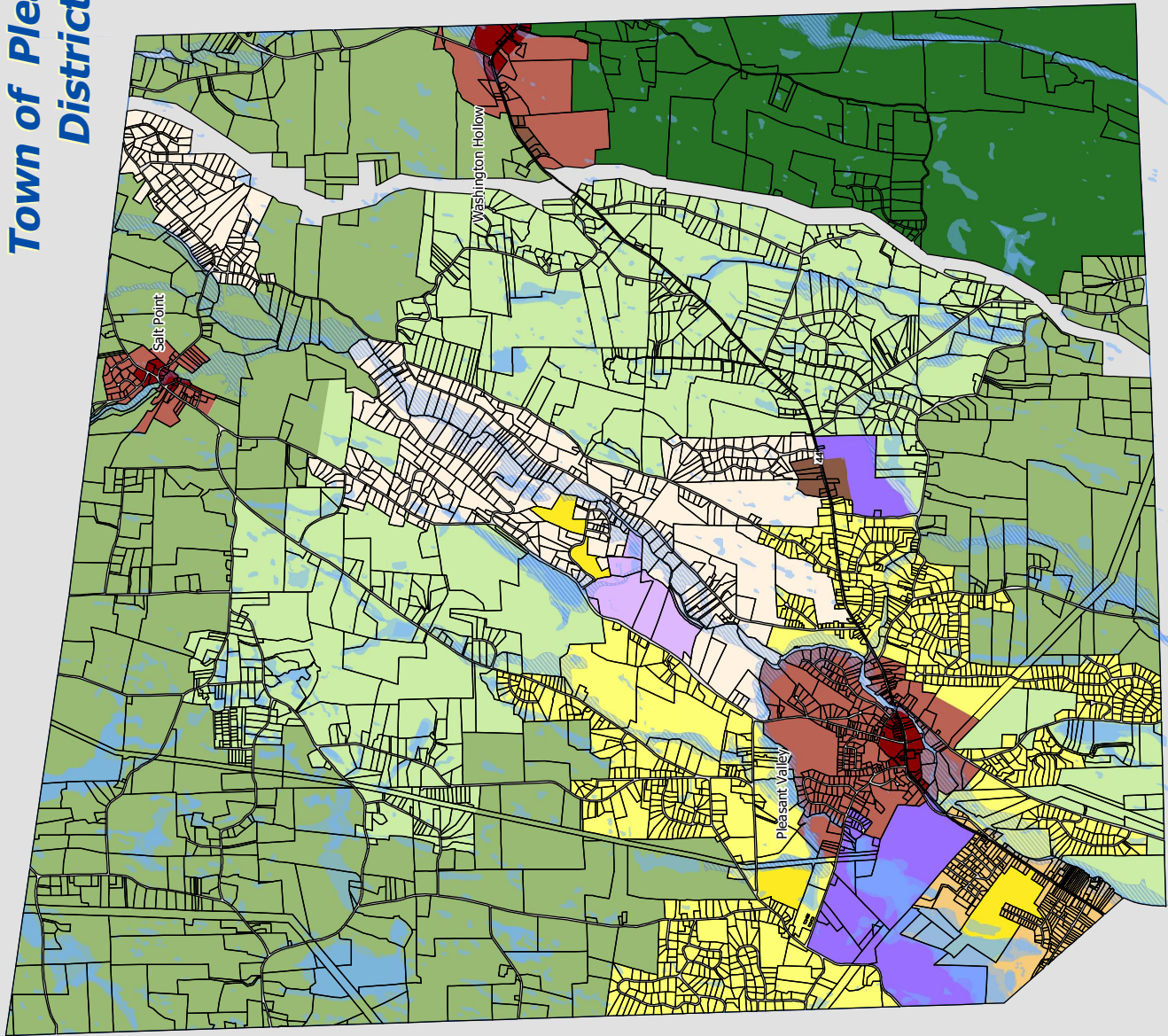


Dutchess County Department of Planning & Development  
Dutchess County Real Property Tax Agency, Parcels Current 2009.  
Road Centerline File Dutchess County Real Property Tax Agency Current 2009.  
DEC Wetlands (State) from NYS Wetlands Maps: NYSDEC, 1999.  
NWT Wetlands (Federal) from National Wetlands Inventory.  
Special Flood Hazards Area features from FEMA's Flood Insurance Rate Maps.  
Scale 1 Inch = 1 Mile  
December 2009





# Town of Pleasant Valley Districts Map



**Districts:**

- Hamlet -
- (H-PV) Hamlet Pleasant Valley
- (H-SP) Hamlet Salt Point
- (H-WH) Hamlet Washington Hollow
- Hamlet Residential
- Higher Density Residential
- Medium Density Residential
- Lower Density Residential
- Rural Residential
- Rural Agricultural

- Conservation
- Manufactured Home Park
- Mixed Use Commercial
- Office/Industrial
- Quarry
- Special Flood Hazard
- DEC (State Wetlands) & NWI (Federal Wetlands)

Not A District- For Planning Purposes Only



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Graphic # 2 - Districts Map