

### Washington Hollow Hamlet Illustrative Sketch Plan

The attached concept plan illustrates some potential improvements to Washington Hollow that would strengthen its role as the original hamlet of Pleasant Valley, including:

- Traffic calming measures, to increase vehicle and pedestrian safety and improve traffic flow, include the addition of on-street parking along Route 44, new extended curbs to shelter on-street parking and shorten crosswalk distances, and the recommendation for a slower speed limit through the center of the hamlet;
- Central green to improve pedestrian safety and channelize traffic from Route 82;
- New civic building located at the intersection of Routes 44 and 82 is a focal point and organizing feature in the hamlet;
- Infill buildings located along the street frontage to expand commercial and residential uses while creating a more appropriate hamlet scale to the area and screening parking lots to the rear;
- Improved sidewalks, crosswalks, and additional street trees;
- Nearby areas available for hamlet-scale residential.

### Hamlet - Salt Point

Salt Point is unique in this part of the County as a compact hamlet whose core of historic buildings is directly adjacent to actively farmed land. The traditional setting of this rural hamlet, together with its buildings and small-town functions, lend a charm and practical character to the area and merit preservation. Indeed, it is a special area within the whole Hudson Valley and is so recognized in the 2000 plan prepared by the Regional Plan Association.

In the historic hamlet center, mixed uses should continue to be encouraged at a scale that re-uses old buildings and provides some room for business and residential expansion. Sidewalks and other appropriately-scaled pedestrian amenities should be included. Signs should be improved to be more consistent with the hamlet's historic character. Architectural design guidelines should be established to ensure that new uses and new structures respect their historic setting. The store and post office building act as a centralizing feature and should be enhanced reminiscent of historic photos of the property. The intersection of Hibernia Road and Salt Point Turnpike could be narrowed and edged to lower speeds through the hamlet center.

Sprawl development should not be permitted to blur the hamlet's boundaries. The Town should place priority on supporting continued agricultural use of the properties near Salt Point (and throughout the agricultural areas). The Town should also consider working with area land trusts to acquire conservation easements on key farm properties. Where development does occur on farms near the hamlet, it should be carefully designed and clustered away from the prominent scenic entrances and views responsible for so much of Salt Point's appeal (see Graphic #5 - Salt Point Hamlet Illustrative Sketch Plan).

Recreational opportunities should be expanded to include enhanced creek access. The Town owns land in the center of the hamlet, located adjacent to the western bank of the Little Wappinger Creek. The Town should work with residents to determine the best approach for turning this into a formal Town Park with amenities such as a creekside trail and improved fishing access.





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Illustrative Sketch Plan



Parcel Lines

Scale 1" = 100'

New Hamlet-Scale Residential

Existing Commercial

Existing Commercial

Hamlet-Scale  
Residential

Hamlet-Scale  
Residential

Cemetery

Route 44

Route 82

NY State Police





# Salt Point Hamlet Illustrative Sketch Plan

Parcel Lines

FEMA Floodplains



Scale: 1" = 300'



### Salt Point Hamlet Illustrative Sketch Plan

The attached concept plan illustrates how Salt Point can incorporate targeted improvements to the hamlet, while allowing for a modest increase in hamlet-scale residential, including:

- Clustered, hamlet-scale residential development located within walking distance to the center of the hamlet can be used to permanently protect the large farmland parcels at the north and south entrances to the hamlet;
- Sewage treatment plant to accommodate the residential neighborhood as well as new businesses in the hamlet center;
- Additional sidewalks and street trees for pedestrian safety.

### Hamlet Residential

The proposed Centers and Greenspaces Plan is intended to encourage new residential development within walking distance of existing and emerging centers, while protecting outlying natural and agricultural greenspaces. The traditional land use pattern in Pleasant Valley, and central and northern Dutchess County as a whole, is essentially rural in character. Outlying land contains farming activities, low density residential uses, and natural greenspaces surrounding well-defined centralized settlements.

Pleasant Valley currently has three centers: the hamlet of Pleasant Valley, the hamlet of Salt Point, and the hamlet of Washington Hollow. In order to provide for future growth based on historic patterns rather than sprawl, this Plan proposes to allow for hamlet-type residential growth surrounding these three centers. These residential areas surround and support the Hamlet centers.

While each of these hamlets have limited residential growth opportunities, mainly due to environmental constraints, the attached Illustrative Sketch Plans show there are possibilities for hamlet growth. Residential uses in this category should be established next to the commercial core and connected to the hamlet by pedestrian and bicycle paths, in compact and well designed developments. Any such residential development should also be designed to complement adjacent greenway areas, scenic roadways, and the scenic importance of the Taconic State Parkway corridor, and take into consideration plans for any future trails.

Development techniques, such as clustering, transfer of development rights and incentive zoning can be used to promote hamlet growth. These techniques promote open space areas, wildlife corridors and open space funding.

