

Village of Washingtonville Comprehensive Plan

2023-2024 Baseline Inventory & Analysis



ACKNOWLEDGMENTS

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CHAPTER 1: DEMOGRAPHICS

In order to properly plan for the Village of Washingtonville, it is necessary to understand the socioeconomic trends of the Village. Washingtonville is located in central Orange County, New York, within the Hudson River Valley region (**Maps 1 and 2**). The Village is an epicenter for activity for the unincorporated area of the Town of Blooming Grove, and is well-settled in comparison to the rural environs of the surrounding Town. This section analyzes the socioeconomic trends of the Village in order to better inform future land use policies.

The demographic review relies on data available from the 1990, 2000, 2010, and 2020 U.S. Census. The data are also supplemented by the most recent American Community Survey (ACS) data which are gathered annually. All data sets are gathered by the US Census Bureau.

Additional demographic and economic data were retrieved from ESRI Business Analyst, a demographic software application. It is important to note that as a study area becomes smaller, the data margins of error typically increase. The Village does have a land area of 2.54 square miles. While there is a slightly larger margin of error, the data do provide a glimpse into existing conditions and general trends.

1.1 POPULATION

The Village of Washingtonville is one of 44 municipalities in Orange County. The Village is home to 5,657 residents, a 15.3 percent increase in the 30-year period between 1990 and 2020, but a slight decrease from the prior census. Washingtonville is a village located within the Town of Blooming Grove, and its demographics are compared to those available Townwide.

TABLE 1.1 STATE, COUNTY, TOWN AND VILLAGE POPULATION CHANGE: 1990-2020 (PERSONS)					
Jurisdiction	1990	2000	2010	2020	Percent Change 1990-2020
New York State	17,990,455	18,976,457	19,378,102	20,201,249	12.3%
Orange County	307,647	341,367	372,813	401,310	30.4%
Town of Blooming Grove	16,673	17,351	18,028	18,811	12.8%
Village of Washingtonville	4,906	5,757	5,899	5,657	15.3%

Source: 1990, 2010, and 2020 Decennial Censuses

In general, Washingtonville has a higher population density when compared to the surrounding area. **Table 1.2** displays persons per square mile in 2010 and 2020 for Orange County, the Town of Blooming Grove, and the Village of Washingtonville. The Village has a land area of approximately 2.54 square miles with nearly 2,229 persons per square mile. This is significantly greater than Orange County overall, with 494 persons per square mile – much of the County is still relatively rural which the density reflects.

TABLE 1.2 PERSONS PER SQUARE MILE				
Jurisdiction	Land Area 2010 (sm)	Land Area 2020 (sm)	2010	2020
Orange County	811.69	812.32	459	494
Town of Blooming Grove	34.74	34.73	519	542
Village of Washingtonville	2.54	2.54	2,324	2,229
Source: 2010 and 2020 Decennial Census				

1.2 ETHNICITY

As the Village’s overall population has changed, the race and ethnic makeup of the Village has also evolved. In the year 2000, the Village’s population that identified as “white” was 88.8 percent of the total population. The Village’s population has diversified since, with the greatest increase occurring in the Hispanic population, which now comprises approximately 26 percent of the Village’s population. The “white alone” population declined and now comprises 58 percent of the Village’s population. **Table 1.3** displays the race and ethnicity of the Village and County in 2010 and 2020. Orange County and the Village of Washingtonville reflect similar ethnic/racial breakdowns in 2020.

TABLE 1.3 POPULATION BY RACE/ETHNICITY						
	Village of Washingtonville				Orange County	
	2010		2020		2020	
	Count	Percent of Total	Count	Percent of Total	Count	Percent of Total
Total Persons	5,899	-	5,657	-	401,310	-
White Alone	4,132	70%	3,272	58%	231,848	58%
Black or African American Alone	445	8%	565	10%	41,341	10%
American Indian and Alaska Native Alone	8	<1%	17	<1%	754	<1%
Asian Alone	143	2%	128	2%	11,665	3%
Pacific Islander Alone	0	0%	1	<1%	104	<1%
Some Other Race Alone	11	<1%	15	<1%	12,012	3%
Two or More Races	82	1%	193	3%	13,842	3%
Hispanic Origin	1,078	18%	1,466	26%	89,744	22%

Source: 2010 and 2020 Decennial Census
Note: Numbers may add up to more than 100% due to rounding.

1.3 AGE

The Village’s population is generally young, with the Village losing population overall in the 85+ age category since 2010. There has been an increase in the 15-24 category. This may result from new householders and young adults who have moved to the Village and some young adults remaining in their existing households. There has also been an increase in 55-74 years, which likely signifies householders that are aging in place. The age distribution for the Village of Washingtonville is similar to Orange County.

Unlike that of New York State, the Village’s median age is decreasing. Since 2010, Washingtonville’s median age has decreased from 39.7 years old in 2010 to 38.2 years old in 2020. This is older than the County (37.1 years) and but younger than the State (39.0 years) median age in 2020.

Table 1.4 presents the population by age group. It should be noted that the ACS Five-Year Estimate was used for age segment data. The population totals of the ACS differ slightly from the Decennial Census data shown in previous charts. This is due to the ACS being a projected estimate, whereas the Decennial Census is a population count.

TABLE 1.4 POPULATION BY AGE SEGMENT							
	Village of Washingtonville					Orange County	
	2010		2020		Change Percentage 2010-2020	2020	
	Count	Percent of Total	Count	Percent of Total		Count	Percent of Total
Total Persons	5,947	-	5,754	-	-	382,077	-
0-4	244	4.1%	207	3.6%	-15.2%	25,435	6.7%
5-9	517	8.7%	394	6.8%	-23.8%	26,272	6.9%
10-14	517	8.7%	540	9.4%	4.4%	28,417	7.4%
15-24	630	10.6%	949	16.5%	50.6%	57,355	15.1%
25-34	743	12.5%	641	11.1%	-13.7%	44,897	11.7%
35-44	731	12.3%	717	12.4%	-1.9%	45,217	11.8%
45-54	1154	19.4%	630	10.9%	-45.4%	52,356	13.7%
55-64	583	9.8%	830	14.4%	42.4%	48,701	12.8%
65-74	398	6.7%	474	8.2%	19.1%	31,533	8.3%
75-84	333	5.6%	333	5.8%	0%	14,745	3.8%
85+	89	1.5%	39	0.7%	-56.2%	7,149	1.9%
Median Age	39.7		38.2			37.1	
Source: 2010 and 2020 ACS 5-Year Estimates							
Note: Numbers may add up to more than 100% due to rounding.							

1.4 HOUSEHOLD POPULATIONS

Washingtonville’s 2022 average household size (includes both family and non-family households) is 2.78, which is very similar to the County household size of 2.85 persons.¹ The 2022 average family size is 3.49 for the Village, which is also very similar to the County’s average family size of 3.44.

The majority of the Village’s households consist of family households (69.1 percent), with 52.4 percent of households consisting of married couples, and 28.3 percent of households having children under the age of 18. **Table 1.5** displays the household size of family and non-family households. Approximately 72.5 percent of all households contain three (3) people or less. To a large extent, the size of households is related to the type of housing available in the community and the number of bedrooms per dwelling.

¹ 2020 American Community Survey, Five-Year Estimates

TABLE 1.5 HOUSEHOLD CHARACTERISTICS		
	2020	Percent of Total
Total Housing Units	2,064	-
Household Size		
1-person household	555	26.9%
2-person household	617	29.9%
3-person household	344	16.7%
4- or more-person household	548	26.6%
Average Household Size	2.78	-
Household Type		
Family household	1,427	69.1%
Nonfamily households	637	30.9%
Average Family Size	3.49	-
Source: 2020 ACS 5-Year Estimates		
Note: Numbers may add up to more than 100% due to rounding.		

1.5 EDUCATION

The Village of Washingtonville is a fairly educated community. **Figure 1.1** shows the Village’s educational attainment levels. Approximately 69 percent of the Village’s population has obtained some college or higher education level. Approximately, 25 percent of the population received a high school diploma only, with only 6 percent of the population never graduating high school. In comparison, 61 percent of Orange County residents obtained some college or higher education levels, with 29 percent receiving a high school diploma only, and ten (10) percent never graduating high school.²

² 2020 American Community Survey, Five-Year Estimates

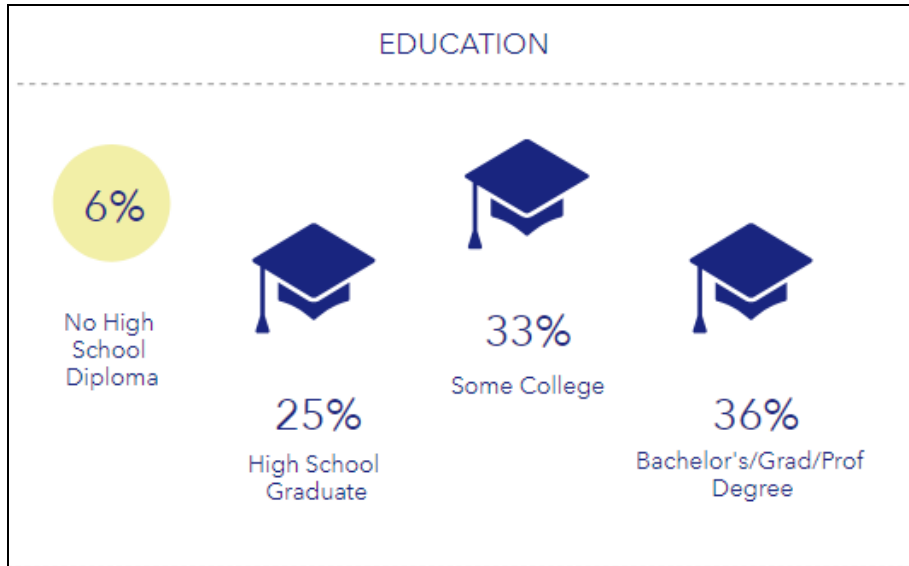


FIGURE 1.1 EDUCATION ATTAINMENT LEVELS IN WASHINGTONVILLE

Source: ESRI Business Analyst, 2023.

1.6 INCOME

In the last decade, median and mean household and family incomes have increased in Washingtonville. The mean income increased from \$82,969 in 2010 to \$104,485 in 2020. Note that incomes tend to rise as inflation and cost of living increases. The 2010 estimates also would reflect trends in income levels due to the “Great Recession” – income levels would have come off the lows. Compared to the County, the Village of Washingtonville had slightly higher incomes; Orange County’s mean income was \$102,133.³

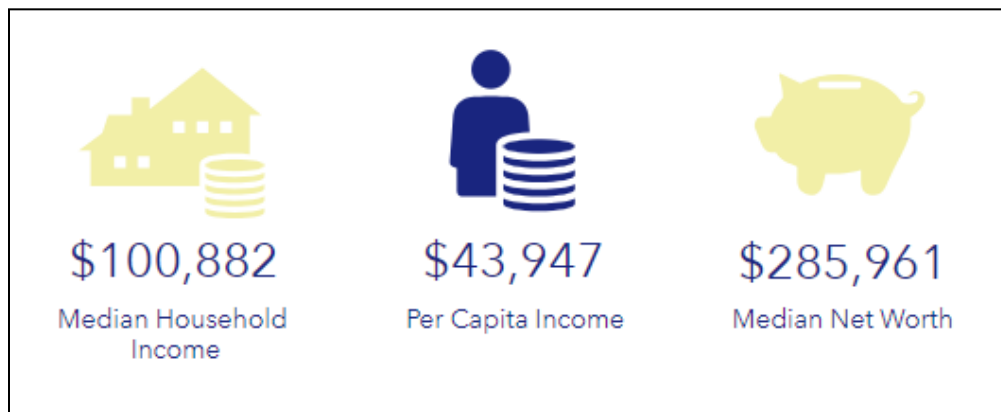


FIGURE 1.2 INCOME SUMMARY OF WASHINGTONVILLE

Source: ESRI Business Analyst, 2023.

³ 2020 American Community Survey, Five-Year Estimates

Since 2010 there has been a noticeable increase in residents making more than \$150,000. Approximately 6.3 percent of households made more than \$150,000 in 2010, whereas 24.9 percent of residents made this amount in 2020. There was a notable decrease in the number of residents making between \$100,000 to \$149,999. It should be noted that the COVID-19 pandemic may have impacted household income levels post-2020.

TABLE 1.6 WASHINGTONVILLE INCOME		
	2010	2020
	Percent of total	Percent of total
Total Households	2,189	2,064
<\$10,000	4.2%	4.4%
\$10,000 - \$15,000	1.7%	3.5%
\$15,000 - \$24,999	11.3%	9.3%
\$25,000 - \$34,999	6.9%	3.9%
\$35,000 - \$49,999	6.1%	7.6%
\$50,000 - \$74,999	14.5%	14.7%
\$75,000 - \$99,999	18.5%	13.1%
\$100,000 - \$149,999	30.5%	18.7%
\$150,000 - \$199,999	2.9%	16.1%
\$200,000+	3.4%	8.8%
Median household income	\$85,297	\$86,116
Mean household income	\$82,969	\$104,485
Median family income	\$93,893	\$109,183
Mean family income	\$92,973	\$127,403
Source: 2010 and 2020 ACS 5-Year Estimates		
Note: Numbers may add up to more than 100% due to rounding.		

1.7 EMPLOYMENT

As shown in **Figure 1.3**, most of the Village’s residents have white collar jobs. In addition to the data shown, ESRI Business Analyst asserted the unemployment rate in Washingtonville is <1%, with 97 out of 3,057 people over 16 years old not being employed as of 2023. **Table 1.7** displays the employment of the Village’s residents by industry in the Village of Washingtonville. Approximately 2,795 residents 16 years and over in

Washingtonville were employed in 2020. Since 2010, most industries have remained constant among workers, with construction seeing a slight increase. Industries that have seen declines since 2010 include wholesale and retail trade and manufacturing.



FIGURE 1.3 EMPLOYMENT SUMMARY OF WASHINGTONVILLE

Source: ESRI Business Analyst, 2023.

TABLE 1.7 WASHINGTONVILLE BY EMPLOYMENT INDUSTRY				
Industry Grouping	2010		2020	
	Count	Percent of Total	Count	Percent of Total
Civilian employed population 16 years and over	3,218	-	2,795	-
Agriculture, forestry, fishing and hunting, and mining:	10	<1%	23	<1%
Construction	182	5.7%	229	8.2%
Manufacturing	180	5.6%	68	2.4%
Wholesale trade	167	5.2%	123	4.4%
Retail trade	495	15.4%	400	14.3%
Transportation and warehousing, and utilities	147	4.6%	129	4.6%
Information	202	6.3%	147	5.3%
Finance and insurance, and real estate and rental and leasing:	304	9.4%	230	8.2%
Professional, scientific, and management, and administrative and waste management services:	272	8.5%	190	6.8%
Educational services, and health care and social assistance:	824	25.6%	715	25.6%
Arts, entertainment, and recreation, and accommodation and food services	149	4.6%	133	4.8%
Other services, except public administration	97	3.0%	192	6.9%
Public administration	10	5.9%	216	7.7%
Source: 2010 and 2020 ACS 5-Year Estimates				
Note: Numbers may add up to more than 100% due to rounding.				

Table 1.8 displays employment by occupational category in the Village of Washingtonville. Approximately 22.6 percent of the Village residents are employed in sales and office occupations. It is important to note that this industry group has declined in the last decade by over 10 percent from 2010 to 2020. By comparison, the natural resource, construction, and maintenance occupations have seen an increase of approximately four percent and service occupations (Health care support, law enforcement, firefighting, etc.) have seen an increase of about five percent.

TABLE 1.8 WASHINGTONVILLE EMPLOYMENT BY OCCUPATIONAL CATEGORY				
Industry Grouping	2010		2020	
	Count	Percent of Total	Count	Percent of Total
Civilian employed population 16 years and over	3,218	-	2,795	-
Management, business, and financial occupations	391	12.2%	399	14.3%
Computer, engineering, and science occupations	132	4.1%	150	5.4%
Education, legal, community services, arts, and media occupations	366	11.4%	281	10.1%
Healthcare practitioners and technical occupations	250	7.8%	190	6.8%
Service occupations (Health care support, law enforcement, firefighting, etc.)	436	13.5%	521	18.6%
Sales and office occupations	1074	33.4%	631	22.6%
Natural resources, construction, and maintenance occupations	262	8.1%	349	12.5%
Production, transportation, and material moving occupations	307	9.5%	274	9.8%
Source: 2010 and 2020 ACS 5-Year Estimates				
Note: Numbers may add up to more than 100% due to rounding.				

1.7.1 COMMUTING

Table 1.9 displays the top commuting destinations for Washingtonville residents in 2020 according to data from the U.S. Census OnTheMap tool. The most common commuting cities were New York City (22.1 percent) and within the Village (7.4 percent). **Figure 1.4** shows these population commuting destinations in map-form.

Commuting Destination	Count	Percent of Total
New York city, NY	556	22.1%
Washingtonville village, NY	186	7.4%
Newburgh city, NY	68	2.7%
Woodbury village, NY	62	2.5%
Middletown city, NY	43	1.7%
Goshen village, NY	40	1.6%
Orange Lake CDP, NY	34	1.4%
Mechanicstown CDP, NY	31	1.2%
Scotchtown CDP, NY	25	1.0%
New Windsor CDP, NY	22	0.9%
All Other Locations	1,444	57.5%

Source: 2020 U.S. Census, OnTheMap Tool
 Note: Numbers may add up to more than 100% due to rounding.

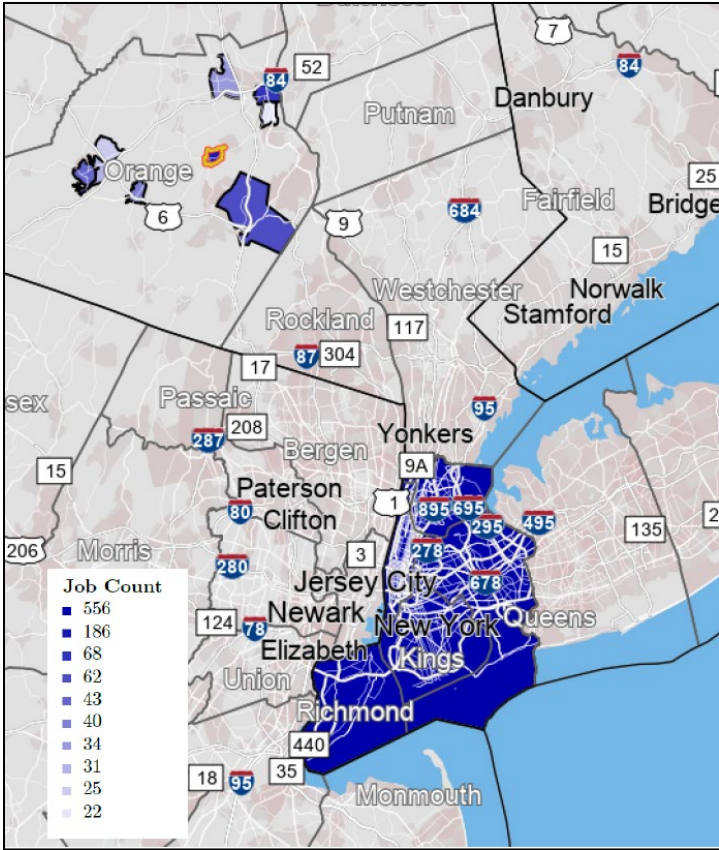


FIGURE 1.4 A MAP SHOWING WHERE WASHINGTONVILLE RESIDENTS COMMUTE TO WORK
 Source: 2020 U.S. Census, OnTheMap Tool

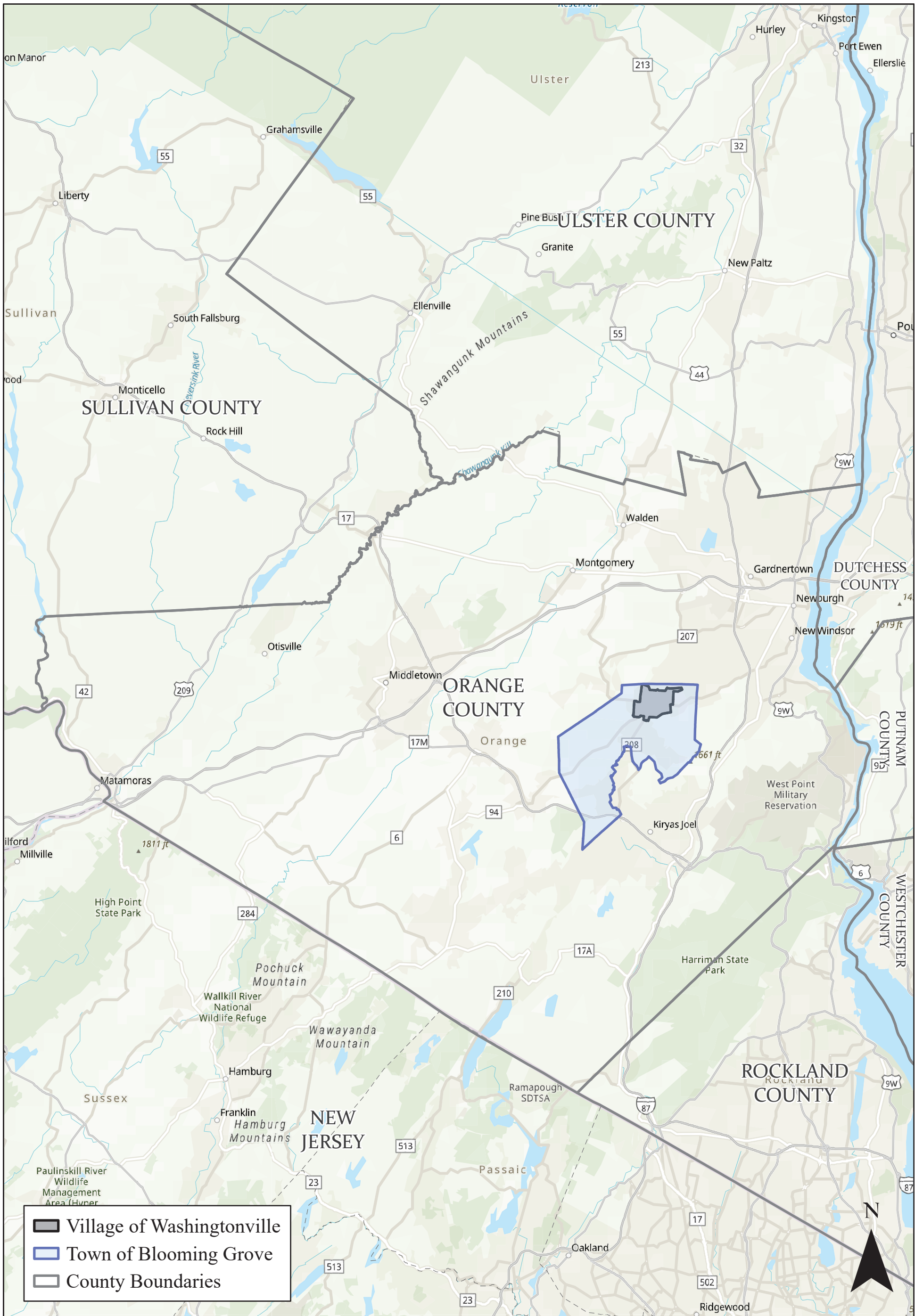
The U.S. Census Bureau collects and maintains information on the “means of transportation to work by selected characteristics”. As per the 2020 American Community Survey data, **Table 1.10** provides information on the commuting patterns of the residents of Washingtonville. The majority of residents drove alone to work (72.6%), whereas only 10.2% carpooled.

Approximately 1.7 percent walked to work, and 7.4 percent used public transportation. An additional 7.5 percent worked from home, but this number does not yet fully reflect the shift in working from home due to the COVID pandemic.

TABLE 1.10 MEANS OF TRANSPORTATION TO WORK		
Means of Transportation	Persons	Percent of Total
Workers 16 years and over	2,789	-
Car, truck, or van - drove alone	2025	72.6%
Carpooled	284	10.2%
Public transportation (excluding taxicab)	206	7.4%
Walked	47	1.7%
Other means	17	<1%
Worked from home	209	7.5%
Source: 2020 ACS 5-year Estimates		
Note: Numbers may add up to more than 100% due to rounding.		

The ACS 5-year estimates also provide information on the resident’s travel time to work. A detailed breakdown of this information is given in **Table 1.11**. In the Village, the average travel time to work was 44.1 minutes. Commuting time of 60 or more minutes is the most common at 27% percent, followed by a commute of 45 to 59 minutes.

TABLE 1.11 TRAVEL TIME TO WORK	
Travel Time	Percent
Less than 10 minutes	7.9%
10 to 14 minutes	6.0%
15 to 19 minutes	6.0%
20 to 24 minutes	13.8%
25 to 29 minutes	7.7%
30 to 34 minutes	9.7%
35 to 44 minutes	7.4%
45 to 59 minutes	14.4%
60 or more minutes	27.0%
Mean travel time to work (minutes)	44.1
Source: 2020 ACS 5-year Estimates	
Note: Numbers may add up to more than 100% due to rounding.	



Map 1
Regional Location

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: March 2024.
Scale: 1 inch equals 4.6 miles.

0 0.1 0.2
Miles




VILLAGE OF WASHINGTONVILLE
Comprehensive Plan

VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Map 2 Aerial Basemap

Legend

-  Washingtonville Boundary
-  Washingtonville Parcels
-  Streets

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: August 2023.
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2
Miles



New York State, M

CHAPTER 2: LAND USE & ZONING

2.1 INTRODUCTION

In New York State, municipalities regulate land use through zoning regulations, enabled by New York State Town Law §7-700. The intent of zoning is to ensure the “health, safety, morals and general welfare” of the community by encouraging or discouraging how land is used in the various areas of a community. The way that land is used affects the health and safety of residential neighborhoods, the ability for businesses to locate within the Village, and what important natural resources will be protected.

The Village of Washingtonville regulates land uses and development primarily through Chapter 175, Zoning, of the Village of Washingtonville Code. The zoning establishes the purposes of the land use regulations, which are intended to protect the public health, safety, and welfare, as follows:

- To guide and regulate the orderly growth, development, and redevelopment of the Village of Washingtonville, in accordance with a Comprehensive Plan of long-term objectives, principles and standards deemed beneficial to the interests and welfare of the people.
- To protect the established character and the social and economic well-being of both private and public property.
- To promote, in the public interest, the utilization of land for the purposes for which it is most appropriate.
- To secure safety from fire, panic and other dangers and to provide adequate light, air and convenience of access.
- To prevent overcrowding of land or buildings and to avoid undue concentration of population.
- To lessen and, where possible, to prevent traffic congestion on public streets and highways.
- To conserve the value of buildings and to enhance the value of land throughout the village.

Uses that are allowed throughout the Village are regulated by zoning districts, which are shown spatially on the Village of Washingtonville Zoning Map and further regulated by Chapter 175. The map shows where zoning districts are located in the Village, and, therefore, where certain land uses are permitted or not permitted. **Map 3, Zoning**, depicts twelve (12) zoning districts:

- R-A District (Single Family Dwellings and Agriculture)
- R-100 District (Single-Family Residence)
- R-85 District (Single-Family Residence)
- R-M District (Multiple Dwelling)
- R-MHC District (Mobile Home Courts)
- R-PAC District (Planned Adult Communities)
- R-MRD District (Mixed Residence Development)
- O-R District (Office-Residence)
- N-B District (Neighborhood Business, Business Center Development)
- B-G District (Business-General, Commercial and Wholesale Uses)
- O & L District (Office Building, Research Institute or Laboratory)
- I District (Nuisance Industry)

These zoning districts regulate land uses listed in the Schedule of Regulations in Chapter 175 (now Chapter 315). Uses are allowed by right, by special permit, or as accessory uses to a principal use. Special permit uses are intended to authorize a specific land use that is permitted in the zoning chapter, subject to requirements imposed by same to assure that the proposed use is in harmony with the zoning and will not adversely affect the neighborhood if the requirements are met. Special permit uses, which are enabled by NYS Village Law, are applied for, reviewed, and acted upon by the Planning Board, with several exceptions for particular uses which are under the purview of the Zoning Board of Appeals. Village zoning is described in more detail below.

For planning purposes, this section inventories the land uses found throughout the Village and compares the uses with the uses allowed by each zoning district. To conduct this inventory, land uses were mapped through review of the property type classification code, which is a statewide uniform classification system for tax assessment administration – these property classifications are identified on the Village tax assessment roll for each parcel. Parcel data available from Orange County identify a parcel’s land use based on the property classification codes. The general categories include agriculture, residential, vacant, commercial, recreation and entertainment, community services, industrial, public services and wild, forested and conservation lands/public parks. For this analysis, the land uses were further categorized to also provide a relevant comparison with the uses allowed in accordance with the zoning regulations. Lastly, the land uses in the Village were also field checked and may differ from the property classifications available from the assessment roll.

The Comprehensive Plan looks at the distribution of land uses within the Village, and how those land uses correspond with the adopted zoning regulations. This analysis can show whether land

uses and the zoning district within which they are located are consistent, as well as what may need to be changed, in order to best facilitate the Comprehensive Plan vision statement and recommendations.

2.2 EXISTING LAND USE

For the purposes of this section, parcel mapping data were accessed through 2023 Orange County GIS data and combined with property tax parcel data also provided by Orange County as well as Orange County's Assessor's Office. The data were then mapped and analyzed. **Table 2.1** identifies the land areas, parcel counts, and percentages of both, relative to the entire Village for each land use category within its boundaries. **Map 4** depicts the existing land use pattern in the Village.

The Village of Washingtonville encompasses 2.54 square miles. Of this total, 2.42 are within tax parcels, and the remaining lands are within non-parcel road rights-of-way and any other area that does not fall within a tax parcel.

Washingtonville is overwhelmingly residential in land use character. In the Village, residential land uses represent close to 49.5 percent of the land area and nearly 88 percent of the tax parcels. Single-family dwellings represent 35.2 percent of the land area and 68 percent of the Village tax parcels while the two-family, three-family, mobile homes, apartments, mixed-use residential, and multi-family residential land use categories represent 14 percent of the Village land area and about 20 percent of all Village tax parcels.

Open space and public parks constitute the second largest area of land use in the Village at 20 percent of the Village's land area across 312.9 acres. However, this land use only accounts for roughly 4 percent of the Village's total tax parcels, indicating that some of the parcel sizes are very large.

TABLE 2.1 LAND USES				
Land Use	Acres	Number of Tax Parcels	% Acres in Village	% Tax Parcels in Village
Single Family Residential	547.5	1,339	35.2	68.1
Two Family Residential	11.3	25	0.7	1.3
Three Family Residential	9.6	4	0.6	0.2
Multi-Family Residential	126.4	346	8.1	17.6
Apartments	3.4	1	0.2	0.05
Mobile Home Park	58.5	4	3.8	0.2
Mixed-Use Residential	11.9	19	0.8	1.0
Agriculture	98.4	3	6.3	0.2
Religious/Social Organization	23.6	7	1.5	0.4
Commercial	56.4	45	3.6	2.3
Community Services/Facilities	162.1	28	10.4	1.4
Industrial	10.4	1	0.7	0.05
Office/Professional Building	19.6	25	1.3	1.3
Parks/Open Space	312.9	77	20.1	3.9
Roads	7.5	7	0.5	0.4
Vacant	94.8	34	6.1	1.7
Total	1554.3	1,965	100	100
Source: Village of Washingtonville Tax Data. Orange County GIS Parcel Data 2023. Note: Numbers may add up to more than 100% due to rounding.				

Community Services and Facilities represent the third largest area of land use in the Village at 10.4 percent of the Village’s land area across 162.1 acres, as well as representing 1.4 percent of the Village’s total tax parcels. This includes churches, recreation centers, Washingtonville’s public schools, and an adult rehabilitation facility. The Village also contains 98.4 acres of agricultural land, which makes up 6.3% of land area in the Village, while 6.1 percent of land area is vacant. Importantly, there is very little vacant land within the Village. It can be anticipated that some new development will occur as a result of tear downs and infill development.

A detailed description of the land use breakdown and distribution throughout the Village is provided below.

2.2.1 RESIDENTIAL AREAS

Table 2.2 provides the breakdown of residential land use within the Village of Washingtonville. Residential uses form the majority of the land in the Village. In Washingtonville, 49.5 percent of the land area and 88.4 percent of tax parcels are dedicated to residential use. This includes housing types such as single family (with and without accessory dwellings/apartments), two and three family housing, multifamily dwellings (which may be rentals or in condominium ownership) and mobile home parks. In addition, several parcels contain housing combined with commercial uses, mostly seen downtown, as multi-use lots. One lot is also included under this category which is foreclosed and abandoned, but still identified as a multi-family dwelling.

Land Use	Acres	# Tax Units	% Area		% Tax Units	
			% Residential	% Village	% Residential	% Village
Single Family	547.5	1,339	71.2%	35.2%	77%	68.1%
Two Family	11.3	25	1.5%	0.7%	1.4%	1.3%
Three Family	9.6	4	1.2%	0.6%	0.2%	0.2%
Multi-Family	126.4	346	16.4%	8.1%	19.9%	17.6%
Mobile Home Parks	58.5	4	7.6%	3.8%	0.2%	0.2%
Mixed-Use Residential	11.9	19	1.5%	0.8%	1.1%	1%
Apartments	3.4	1	0.4%	0.2%	0.06%	0.05%
Total Residential	768.6	1,738				
Village Total	1,554.3	1,965				
% Village	49.50%	88.40%				

Source: Village of Washingtonville Tax Data.
Orange County GIS Parcel Data 2023.

2.2.2 SINGLE FAMILY AND MULTIPLE RESIDENCE AREAS

Single family dwellings are the predominant land use in the Village of Washingtonville with approximately 1,339 tax parcels covering over 547 acres. This accounts for 35.2% of the land area in the Village. For the purposes of this analysis, single family dwellings include those with accessory apartments (31 parcels). There are no seasonal dwellings identified in the Village.

In the Village of Washingtonville, 126.4 acres or 8.1% of the Village is defined as multiple residences. This means that there are multiple structures, individually owned or rented, that are located on shared land. A majority of these structures are assessed as single-family dwellings by the Tax Assessor, while some are assessed as multiple residences. It's unclear how many units or structures are located on parcels categorized as multiple residences by the Tax

Assessor as the structures on these were not assigned by individual tax ID numbers. Ultimately, we rely on housing data available from the Census.

In addition to single family residences, the Village contains a number of apartment and condominium apartment developments that are categorized for tax purposes as single-family and multi-family dwellings. The Village also hosts a number of multi-use residential parcels, which have one commercial use on the bottom floor and an apartment/single family dwelling above. Most of these are classified for tax purposes as commercial uses. However, these are a unique land use for the purposes of this analysis. The apartments and condo units throughout the Village can be both owned or rented, although most commonly rented.

In Washingtonville, condominium developments include Stone Hill, Rocky Point, Weathervane, and Brookshire.

2.2.3 TWO, THREE, AND MULTI-FAMILY RESIDENCE

Two family dwellings account for roughly 1.3% of residential tax parcels and 0.7% of total residential land area within the Village, while there are significantly fewer three family dwellings in the Village. Often, two and three family dwellings are converted from large single-family dwellings into homes with two or three dwelling units. Concentrations of two and three family residences occur mostly south of Ahern Boulevard and in the surrounding area of West Main Street. There are three, two-family lots north of Ahern Boulevard, between Woodfield Drive and Bull Road.

Washingtonville contains 126.4 acres of multi-family dwellings, and includes buildings converted to or containing four or more dwelling units. This spans across 346 total tax parcels, which is 17.6% of parcels in the Village.

2.2.4 COMMERCIAL LAND USE

Table 2.3 shows the breakdown of commercial uses within the Village of Washingtonville. The commercial land use type in Washingtonville encompasses a wide range of businesses including fast food facilities, auto sales, car washes, and gas stations, lumber yards, trucking facilities, storage and warehouses, food and standard retail, banks, and more. These businesses represent 3.2% of the land in the Village and 4.2% of tax parcels.

TABLE 2.3 COMMERCIAL LAND USE						
Land Use	Acres	# Tax Units	% Area		% Tax Units	
			% Commercial	% Village	% Commercial	% Village
Offices & Professional/Converted Residence Buildings	19.6	29	39.6%	1.3%	44.1%	1.5%
Fast Food	0.8	1	1.6%	0.05%	1.5%	0.05%
Grocery & Retail	13.8	4	27.9%	0.9%	6.1%	0.2%
Lumber Yard/Sawmill	10.6	1	21.4%	0.7%	1.5%	0.05%
Auto Services and Fuel Sales	5.7	10	11.5%	0.4%	15.2%	0.5%
Storage or Warehouse	4.4	4	8.9%	0.3%	6.1%	0.2%
Funeral Homes	0.8	1	1.6%	0.05%	1.5%	0.05%
Banking	3.6	6	7.3%	0.2%	9.1%	0.3%
Total Commercial	49.5	65.8				
Village Total	1,554.3	1965				
% Village	3.2%	4.2%				

Source: Village of Washingtonville Tax Data.
Orange County GIS Parcel Data 2023.

In general, the commercial land uses in the Village of Washingtonville are located along major transportation corridors including South Street, West Main Street, and East Main Street, which encompass the most heavily utilized streets in the Village. These properties are also zoned for these uses.

Many of the commercial uses are located within converted former residential buildings that are now used as office and commercial spaces. This includes 22 total parcels, and 12.7 acres across the Village, which is 0.82% of all land area. This includes businesses such as landscape business offices, real estate offices, and insurance offices.

Another 9 tax parcels and roughly 5 acres of the Village are dedicated to auto services, which encompasses repair shops and auto bodies, gas stations, auto dealerships, car washes, trucking, and parking lots.

West and East Main Street, also known as NYS Route 94, is the primary corridor for commercial uses in the Village. This includes a downtown area with mixed-use row-style attached buildings, with retail on the bottom floor. Retail in this area ranges from soccer retail shops to dog groomers to delis.

While commercial uses are predominantly located within commercial zoning districts in the Village, some commercial uses are scattered throughout the residential districts in the area, including small retail shops, hair salons, law offices, and a country store, among others.

2.2.5 COMMUNITY & INSTITUTIONAL USES

Community and institutional uses encompass governmental and non-profit land uses including libraries, educational facilities (public and private), religious institutions, healthcare facilities, government offices and facilities and public services. These land uses represent 8.9% of the land area in the Village and 1.2% of the tax units.

Land Use	# Acres	# Tax Units	% Area		% Tax Units	
			% Institutional	% Village	% Institutional	% Village
Schools	98.5	5	71.5%	6.3%	20.8%	.3%
Religious Uses	20.3	4	14.7%	1.3%	16.7%	.2%
Government Facilities	11.4	6	8.3%	0.7%	25%	.3%
Emergency Services	1.4	3	1%	0.09%	12.5%	.2%
Library	1.19	1	0.9%	0.08%	4.2%	.05%
Healthcare Facilities	2.5	2	1.8%	.2%	8.3%	0.1%
Animal Welfare	0.4	1	0.3%	0.03%	4.2%	0.05%
Social/Benevolent Organizations	2.1	2	1.5%	0.13%	8.3%	0.1%
Total Institutional	137.8	24				
Village Total	1554.3	1965				
% Village	8.9%	1.2%				

Source: Village of Washingtonville Tax Data
Orange County GIS Parcel Data 2023.

Public schools make up the greatest proportion of land area (71.5%) within this category followed by religious facilities. Public schools also make up the greatest number of tax parcels in this category.

2.2.6 EDUCATIONAL FACILITIES

In the Village of Washingtonville, 98.5 acres are used for school purposes and are part of the Washingtonville Central School District system. Schools in the Village in use by the district include Washingtonville Middle and High School, both located on West Main Street, Taft

Elementary School on Toleman Road, and the school district offices located at 52 West Main Street in between the middle and high school.

The Village is also home to multiple private educational and educational support facilities which include U.A. Hero Academy on Goshen Ave, All About Kids Therapy and Education Services on East Main Street, Little Harvard Preschool also on East Main Street, Little Lamb’s Preschool on Father Tierney Circle, and Jilly’s Place, a private preschool on Weathervane Drive.

2.2.7 GOVERNMENT FACILITIES

Government facilities include Village government buildings or facilities, and emergency services. In the Village, 0.34% of the land use area in the Village are dedicated to government offices, the majority of which are government-owned offices and parking lots. These encompass 7 lots totaling 5.2 acres.

Washingtonville Village Hall is located in the center of the Village on Fair Lawn Drive, and it includes the Building Department, Justice Court, Planning, Zoning, Architectural Review, and Ethics Boards, Village Clerk, Village Historian, and Mayor’s offices.

The Department of Public Works is located on Walt Cole Boulevard and the Washingtonville Police Department has a facility at 38 East Main Street.

The Washingtonville Fire District, Monell Engine Company, is located at 89 East Main Street across from Village Hall.

2.2.8 HEALTHCARE FACILITIES

The predominant healthcare facility in the Village is the Horizon Family Medical Facility and it includes various offices for different medical specialties. Next to this facility is Washingtonville Pediatrics, which also hosts different medical specialties.

“Other” healthcare facilities located in the Village of Washingtonville include privately managed supportive housing which are residential in character and support rehabilitation for mental and physical disabilities as well as substance abuse support. A facility is located off West Main Street across from the High School. Also under this category is a family chiropractic facility, acupuncture facility, physical therapy, and foot care.

2.2.9 RELIGIOUS AND SOCIAL ORGANIZATIONS

The Religious and Social Organizations category represents 1.5% of the land area in the Village and encompass 23.6 acres. These land uses are spread across the Village, mainly along West Main Street in the center of the Village and along Father Tierney Circle.

The churches within Washingtonville include St. Mary’s Church, El Shaddai Church, St. Anne’s Church, First Presbyterian Church, and St. Mary’s Parish Center. These are located in both residential and commercial zoning districts. Several of the parcels are occupied by cemeteries, such as Saint Mary’s Cemetery. The only other cemetery in the Village is the Washingtonville Cemetery, which is a recognized historic site.

Social organizations are also spread out in the Village, which include but are not limited to the Knights of Columbus on Hallock Drive, VFW Post 8691 on East Main Street, and Our Lady of Lourdes Benevolent Association.

2.2.10 LIBRARY

The Village of Washingtonville has one Library, the Moffat Library, which is also listed on the National Register of Historic Places. The library is located in the center of the village at the crossroads of Main Street and South Street. The library was formally dedicated on April 25, 1887, and changed its status to become a public school district library in 1995.

2.2.11 PUBLIC UTILITIES

Because the Village is so small, utilities located directly in the Village are few. There are two wastewater facility parcels in the single-family residential areas towards the north border of the Village. There is also one telephone facility, and three water supply facility parcels, all of which are small in size and spread throughout the Village. In total, the Public Utilities category makes up 4 parcels and 5.8 acres. Utilities are discussed under community services and facilities.

Electricity and gas infrastructure throughout the Village is managed by both the Village and Central Hudson Gas and Electric Corporation.

2.2.12 INDUSTRIAL LAND USE

The Brotherhood Winery is identified as an industrial/manufacturing use. The winery is located on Brotherhood Plaza Drive, and it primarily manufactures wine, hosts wedding venues, and tourists.

2.2.13 PARKS, RECREATION, AND OPEN SPACE

The land use category of Parks, Recreation and Open Space includes public parks and playgrounds, private recreation, and parcels along the Moodna Creek. In the Village of Washingtonville, 20.1% of the land area is dedicated to open space and recreation, with the largest share of that land encompassing open space that surrounds residential areas as a part of a subdivision. Open space throughout the Village is spread out and includes both large and small parcels. Parks and open space total 312.9 acres of the Village land area, making it the

second largest land use. Many of the older subdivisions in the Village incorporated streams and wetlands into open space areas now owned by the Village.

Parks, recreation and open space is important to the aesthetic character of the Village, as well as for the health of residents and the Village's natural ecosystem. Recreation is important for entertainment and can also attract tourism. In Washingtonville in particular, it is important to preserve the open space surrounding residential areas and Moodna Creek as they provide a large part of the area's natural stormwater system and provide habitat linkages.

2.2.14 VACANT AND UNDEVELOPED LAND

Vacant land encompasses 98.4 acres on 34 parcels. These parcels include residential vacant, rural vacant, and commercial vacant parcels, all spread throughout the Village in different zoning districts. The largest vacant parcel in the Village sits at the southern border and south of the Moodna Creek. Of the vacant land, 1 parcel is vacant, 89 are residential vacant, 17 are rural vacant, 4 are residential vacant over 10 acres, and 14 are commercial vacant. Most of the vacant parcels have varying ownership, however most are owned by the Village itself.

2.2.15 AGRICULTURE

Agriculture uses encompass 98.4 acres on 3 parcels in the Village, which is 6.1% of the Village land area. Two of the three parcels are contiguous and owned by the same property owner at the southern border of the Village. It is unclear at the time what the larger agricultural parcel is used for, however the smaller parcel at the east end of the Village is Horseshoe Farm which produces hay shavings and straw for sale.

2.3 ZONING REGULATIONS⁴

The Village of Washingtonville regulates land uses and development primarily through Chapter 175, Zoning, of the Village of Washingtonville Code. The zoning sets forth the purposes of the zoning, intended to protect the public health, safety and welfare.

Uses that are allowed throughout the Village are regulated by zoning districts, which are shown spatially on the Village of Washingtonville Official Zoning Map and further regulated through the text of Chapter 175. The zoning map identifies where zoning districts are located in the Village, and therefore where certain land uses are permitted or not permitted. The Official Zoning Map depicts twelve (12) zoning districts, listed in **Table 2.5** and shown in **Map 3, Zoning**. The zoning has miscellaneous zoning provisions that relate to off-street parking, signs, cluster subdivisions, and other provisions. Site plan regulations are contained under individual zoning

⁴ At this time this analysis was prepared, it referenced the zoning chapter available at the General Code Publishers website. The chapter has been revised to Chapter 315.

districts, rather than as a separate article in the zoning chapter. The below discussion focuses on the zoning districts and what uses are permitted within each zone.

Zoning District	Acres	% of Town
Single Family Dwellings and Agriculture (R-A)	352.7	21.3%
Single Family Residence (R-100)	776	47%
Single Family Residence (R-85)	64.5	3.9%
Multiple Dwelling (R-M)	80.7	4.9%
Mobile Home Courts (R-MHC)	105.7	6.4%
Planned Adult Communities (R-PAC)	13.5	0.8%
Mixed Residence Development (R-MRD)	75.8	4.6%
Office Residence (O-R)	39.7	2.4%
Neighborhood Business, Business Center Development (N-B)	25.8	1.6%
Business General, Commercial and Wholesale (B-G)	40	2.4%
Office Building, Research Institute or Laboratory (O&L)	36.8	2.2%
Nonnuisance Industry (I)	41	2.5%
Total Area	1652.2	100%
Source: Orange County GIS 2023		

2.3.1 RESIDENTIAL ZONING DISTRICTS

R-A – Single Family Dwellings and Agriculture

The Village of Washingtonville contains approximately 352.7 acres of land zoned in R-A – Single Family Dwellings and Agriculture. This zoning district encompasses approximately 21.3% of the Village and is primarily located throughout the southern half of Washingtonville south and east of Route 208, and then at the northeastern corner the Village. The following land uses are primary or principal uses permitted “as of right”, meaning they are permitted either through site plan approval or building permit:

- Single-family detached dwelling.
- Church or other place of worship, Sunday school or parish house.
- Public park or playground.

- Agriculture, horticulture, animal husbandry and their accessory uses, except that no housing of farm animals nor storage of odor or dust producing materials shall be permitted within 200 feet of any lot line.
- Community sanitary plant; community water plant.

Accessory uses are those that are related to the primary land use and are “secondary” to the land use. The following accessory uses are also permitted in the R-A zoning district.

- Parking or storage of vehicles and equipment, including
 - Private garage or private parking area for passenger vehicles customarily associated with the permitted uses.
 - Private garage or private parking area for not more than one truck of not more than three-fourths-ton capacity used in connection with a permitted or accessory use.
 - Private garage or barn-type structure for equipment and vehicles customarily used in connection with on-site agricultural, horticultural or animal husbandry activities, provided that such equipment or vehicles be regularly kept inside such structures, or outdoor storage area for such equipment and vehicles, provided that it be located at least 200 feet from all property boundary lines
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B.

Special Exception Uses are those that require Planning Board Approval:

- Public or private school approved by the New York State Board of Regents.
- Community center building or public library.
- Hospital.
- Public utility building or structure.
- Cemetery.
- A two-family dwelling, provided that the lot upon which said dwelling is erected has a frontage of 225 feet. In such case, the side yard requirements set forth in § 175-10 shall be two times the minimum requirements.
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.

R-100 – Single Family Residence

Approximately 776 acres of land is zoned R-100 – Single Family Residence. This zoning district encompasses approximately 47% of the Village, and is primarily located north of Route 94, with one portion located along the south-western border of the Village. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Public park or playground.
- Community sanitary plant; community water plant.

The following accessory uses are also permitted in the R-100 zoning district.

- Pursuant to Articles XVI and XVII, the following are permitted. Parking or storage of vehicles and equipment, other than that specifically noted herein, shall be prohibited
 - Private garage or private parking area for passenger vehicles customarily associated with the permitted uses.
 - Private garage or private parking area for not more than one truck of not more than three-fourths-ton capacity used in connection with a permitted or accessory use.
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B.

The following Special Exception Uses require Planning Board Approval:

- Public or private school approved by the New York State Board of Regents.
- Church or other place of worship, Sunday school or parish house.
- Community center building or public library
- Public utility building or structure
- Cemetery
- Any use permitted in an R-A District
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.

R-85 – Single Family Residence

Approximately 64.5 acres of land is zoned R-85 – Single Family Residence. This zoning district encompasses approximately 3.9% of the Village and is primarily located in four different smaller

portions of the south-west portion of the Village. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Public park or playground.
- Community sanitary plant; community water plant.

The following accessory uses are also permitted in the R-85 zoning district.

- Pursuant to Articles XVI and XVII, the following are permitted. Parking or storage of vehicles and equipment, other than that specifically noted herein, shall be prohibited
 - Private garage or private parking area for passenger vehicles customarily associated with the permitted uses.
 - Private garage or private parking area for not more than one truck of not more than three-fourths-ton capacity used in connection with a permitted or accessory use.
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B.

The following Special Exception Uses require Planning Board Approval:

- Public or private school approved by the New York State Board of Regents.
- Church or other place of worship, Sunday school or parish house.
- Community center building or public library.
- Public utility building or structure.
- Any use permitted in an R-100 and R-A District.
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.

R-M – Multiple Dwelling

The Village of Washingtonville contains approximately 80.7 acres of land zoned in R-M – Multiple Dwelling. This zoning district encompasses approximately 4.9% of the Village and is primarily centered around Arrowpoint Lane including Weathervane condominiums and Brookshire. A second R-M zone located north of Route 208 has been developed for single-family uses. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Multiple dwelling.
- Public park or playground.

- Community sanitary plant; community water plant.

The following accessory uses are also permitted in the R-M zoning district.

- Pursuant to Articles XVI and XVII, the following are permitted. Parking or storage of vehicles and equipment, other than that specifically noted herein, shall be prohibited
 - Private garage or private parking area for passenger vehicles customarily associated with the permitted uses.
 - Private garage or private parking area for not more than one truck of not more than three-fourths-ton capacity used in connection with a permitted or accessory use and provided that such truck be regularly kept inside the private garage.
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B.

The following Special Exception Uses require Planning Board Approval:

- Public or private school approved by the New York State Board of Regents.
- Church or other place of worship, Sunday school or parish house.
- Professional office in a residential building, as defined in § 175-3B
- Hospital.
- Boarding or rooming house.
- Museum, art gallery, community center building or public library.
- Bus or other public transportation passenger stop.
- Public utility building or structure.
- Cemetery.
- Any use permitted in an R-A, R-85, and R-100 District.
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.

R-MHC – Mobile Home Courts

The Village of Washingtonville contains approximately 105.7 acres of land zoned in R-85 – Single Family Residence. This zoning district encompasses approximately 6.4% of the Village and is only located in one section of the Village, just south of Lewis Court and west of Democracy Lane. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Mobile home court.

- Public park or playground.
- Community sanitary plant; community water plant.

The following accessory uses are also permitted in the R-M zoning district.

- Pursuant to Articles XVI and XVII, the following are permitted. Parking or storage of vehicles and equipment, other than that specifically noted herein, shall be prohibited
 - Private garage or private parking area for passenger vehicles customarily associated with the permitted uses.
 - Private garage or private parking area for not more than one truck of not more than three-fourths-ton capacity used in connection with a permitted or accessory use and provided that such truck be regularly kept inside the private garage.
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B.

There are no special uses for this district, however there are additional regulations listed regarding the construction and operation of a mobile home court in § 175-31. Here, it also states that all mobile home courts shall require application to the Planning Board, as well as approval.

R-PAC – Planned Adult Communities

Approximately 13.5 acres of land is zoned R-PAC – Planned Adult Communities. This zoning district encompasses approximately 0.8% of the Village and is only located in one section of the Village just south of the R-MRD District and surrounding Arrow Point Lane – this has been developed as Rocky Knoll and Rocky Point apartments. The purpose of this district is to provide residents of the Village and surrounding area with housing that meets the needs of older persons and is more suitable for adequate accommodations and facilities that are properly located for social, cultural, and recreational activities to provide better quality of life. Within this district the following land uses are permitted uses:

- Residential accommodations including units in one- and two-level townhouses, but not including motels, rooming houses or tourist houses or tourist homes. Dwelling units may have one or two bedrooms.
- Recreational and cultural areas and facilities for the sole use of residents of the community and their guests which may include but are not limited to the following:

lakes, canals, private marinas, shuffleboard and tennis courts, clubhouses, picnic grounds, sitting areas, group game areas and swimming pools.

The following accessory uses are also permitted in the R-PAC zoning district.

- Necessary accessory buildings and uses including facilities for maintenance, administration, sales offices, model buildings, gate houses, off-street parking, storage facilities, laundry rooms, professional and medical offices where the services to be rendered are primarily for the benefit of the residents of the community and those facilities necessary to the operation of utility systems serving the community.

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Although there are no special uses listed, there are additional regulations for the district such as age requirements, site development requirements, supplementary requirements, construction time periods, and site plan review and approval.

R-MRD – Mixed Residence Development

The Village of Washingtonville contains approximately 75.8 acres of land zoned in R-MRD – Mixed Residence Development. This zoning district encompasses approximately 4.6% of the Village and is located in one section of the Village surrounding Ballard Pond Drive and Alexander Drive. This includes the Stone Hill apartments and Moffat Ridge single-family dwellings. The purpose of this district is very similar to that of the M-PAC district, the main difference being an increase in regulations. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Public park or playground.
- Community sanitary plant; community water plant.
- A planned adult community, consisting of the following uses and subject to the age restrictions and exceptions provided in § 175-35:
 - Residential accommodations including units in one- and two-level townhouses, but not including motels, rooming houses or tourist houses or tourist homes. Dwelling units may have one or two bedrooms.
 - Recreational and cultural areas and facilities for the sole use of residents of the community and their guests which may include but are not limited to the following: lakes, canals, private marinas, shuffleboard and tennis courts, clubhouses, picnic grounds, sitting areas, group game areas and swimming pools.

The following accessory uses are also permitted in the R-MRD zoning district.

- In connection with and solely as accessory to a use permitted pursuant to § 175-42D, necessary accessory buildings and uses, including facilities for maintenance and administration, sales offices, model buildings, gatehouses, off-street parking, storage facilities, laundry rooms, professional and medical offices where the services to be rendered are primarily for the benefit of the residents of the community and those facilities necessary to the operation of utility systems serving the community.
- Customary accessory structures and uses.
- Signs, pursuant to Article XVIII.
- Home professional office.
- Home occupation.
- Noncommercial swimming pool, as defined in § 175-3B; provided however, that for purposes of this Article IX, a swimming pool permitted pursuant to § 175-42D(2) shall be considered a noncommercial swimming pool notwithstanding that it is intended for use by more than one household and that a fee may be charged for its use.
-

The following are listed as special exception uses in the R-MRD District, subject to approval by the Planning Board:

- Public or private school approved by the New York State Board of Regents.
- Church or other place of worship, Sunday school or parish house.
- Community center building or public library.
- Public utility building or structure.
- Any use permitted in the R-100 and R-A Districts.

O-R – Office Residence

The Village of Washingtonville contains approximately 39.7 acres of land zoned in O-R – Office Residence district. This zoning district encompasses approximately 2.4% of the Village and is located in one section of the Village in the center on either side of West Main Street (94). This zone includes single-family dwellings that have been converted to office use, as well as buildings built for office and commercial purposes, e.g., the Chase Bank and Washingtonville Pediatrics. Within this district the following land uses are permitted uses:

- Single-family detached dwelling.
- Multiple dwelling.
- Professional office.
- Combination of office and dwelling.

The following accessory uses are also permitted in the O-R zoning district.

- Private parking spaces and/or private parking garage for the office(s) and/or dwelling(s) located on the same lot as the principal use.
- One sign announcing businesses located on the premises, subject to limitations set forth in § 175-52 and Article XVIII.
- Home occupation.
- Customary accessory uses and structures.

There are no special exception uses in this district, but the section of the code does outline additional requirements for the district, such as minimum floor areas, architectural standards, landscaping regulations, construction regulations, and sign regulations.

2.3.2 NON-RESIDENTIAL/COMMERCIAL ZONING DISTRICTS

N-B – Neighborhood Business, Business Center Development

The Village of Washingtonville contains approximately 25.8 acres of land zoned in N-B – Neighborhood Business, Business Center Development district. This zoning district encompasses approximately 1.6% of the Village, and is located just west of the O-R district and it surrounds the intersection between Routes 208 and 94. Within this district the following land uses are permitted uses:

- Retail store.
- Office or office building.
- Bank or savings and loan association.
- Personal service store or studio or shop for custom work.
- Restaurant or tavern, provided that any such establishment serving alcoholic beverages is located not less than 200 feet from the zoning district boundary of any residence district.
- Theater or motion-picture theater, other than an outdoor drive-in theater
- Municipal or proprietary parking area open to the general public, with or without the payment of rent or charges.
- Business center development as defined in § 175-3B on a lot of not less than 80,000 square feet.

The following accessory uses are also permitted in the N-B zoning district.

- Customary accessory uses and structures.
- Private garage, private or accessory off-street parking area, pursuant to the provisions of Articles XVI and XVII.
- Signs, pursuant to the provisions of Article XVIII.

The following are special exception uses, and require approval by the Planning Board;

- Church or other place of worship, Sunday school or parish house.
- Hospital.
- Service station or filling station.
- Funeral home.
- Membership club.
- Museum, art gallery, community center building or library.
- Bus or other public transportation passenger stop, station or terminal.
- Hotel.
- Public utility building or structure.
- Printing plant or newspaper plant.
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.
-

B-G – Business-General, Commercial, and Wholesale Uses

The Village of Washingtonville contains approximately 40 acres of land zoned in B-G – Business General, Commercial, and Wholesale district. This zoning district encompasses approximately 2.4% of the Village, and is located primarily on the west side of the Village, scattered along Routes 94 and 208. Within this district the following land uses are permitted uses:

- Business center development as defined in § 175-3B on a lot of not less than 80,000 square feet.
- Retail store, office or office building.
- Restaurant or tavern, provided that any such establishment serving alcoholic beverages be located not less than 200 feet from the zoning district boundary of any residence district.
- Telephone exchange building.
- Bank or savings and loan association.
- Personal service store or studio or shop for custom work.
- Business or vocational school.
- Automobile sales with accessory service facilities.
- Dry-cleaning plant or laundry.
- Wholesale establishment or distribution station.
- Printing plant or newspaper plant.
- Theater or motion-picture theater, other than an outdoor drive-in theater.
- Municipal or proprietary parking area open to the general public, with or without the payment of rent or charges.
- Workshop, as defined in § 175-3B.

The following accessory uses are also permitted in the B-G zoning district.

- Customary accessory uses and structures.

- Private garage, private or accessory off-street parking area, pursuant to the provisions of Articles XVI and XVII.
- Signs, pursuant to the provisions of Article XVIII.
-

The following are special exception uses, and require approval by the Planning Board;

- Church or other place of worship, Sunday school or parish house.
- Hospital.
- Service station, car washing station, public garage, or filling station.
- Funeral home.
- Membership club.
- Museum, art gallery, community center building.
- Bus or other public transportation passenger stop, station or terminal.
- Veterinarian.
- Mobile home or house trailer sales offices on a site of not less than one acre.
- Any use permitted in the N-B District.
- Bed-and-breakfast inn, provided that the subject property fronts on a state highway.

O&L - Office Building, Research Institute or Laboratory

The Village of Washingtonville contains approximately 36.8 acres of land zoned in O&L – Office Building, Research Institute or Laboratory district. This zoning district encompasses approximately 2.4% of the Village and is located primarily in the center of the Village, north of Route 94. Within this district the following land uses are permitted uses:

- Office Building.
- Research Institute or Laboratory.
- Manufacture and processing of wines and spirits for wholesale and retail distribution on and off the premises.
- Child day-care Center.

The following accessory uses are also permitted in the O&L zoning district.

- Customary accessory uses and structures.
- Private garage, private or accessory off-street parking area, pursuant to the provisions of Articles XVI and XVII.
- Signs, pursuant to the provisions of Article XVIII.
- Residence quarters for watchmen or caretakers employed upon the premises and their families.
- Retail sale of goods and accessories.
- Sale of food and beverages.
-

The following are special exception uses, and require approval by the Planning Board;

- Hotel or motel.
- Bus or other public transportation passenger stop, station or terminal
- Bed and Breakfast Inn.
- Passive adult use, such as adult bookstores or adult video stores.
- Any use permitted in the N-B and B-G Districts.

I - Nonnuisance Industry

The Village of Washingtonville contains approximately 41 acres of land zoned in I – Nonnuisance Industry district. This zoning district encompasses approximately 2.5% of the Village, and is situated between Cardinal Drive Ext. and Manor Drive. Within this district the following land uses are permitted uses:

- Nonnuisance industry, as defined in § 175-3B.
- Offices, office building, research institute or laboratory.
- Public utility building or structure.
- Automobile sales with accessory service facilities.
- Dry-cleaning plant or laundry.
- Wholesale establishment, distribution station or storage building.
- Printing plant or newspaper plant.
- Building materials storage yard.
- Workshop, as defined in § 175-3B.

The following accessory uses are also permitted in the R-MRD zoning district.

- Customary accessory uses and structures.
- Private garage or private parking area, pursuant Articles XVI and XVII.
- Signs, pursuant to the provisions of Article XVIII.
-

The following are special exception uses, and require approval by the Planning Board;

- Hotel or motel.
- Bus or other public transportation passenger stop, station or terminal.
- Clubs, such as fraternal, civic, social or political.
- Any use permitted in the N-B, B-G and O & L Districts, except a passive adult use, such as adult bookstores or adult video stores, which is permitted only in the O & L District pursuant to § 175-67E.

2.4 LAND USE AND ZONING CONSIDERATIONS

Based on review of the existing land use and zoning regulations, as shown in **Map 5, Land Use and Zoning**, the following is noted. This not not an exhaustive list:

- Zoning map. The zoning map needs to be revised to reflect existing land uses where appropriate. For example, an area zoned R-M has been developed for single-family residential uses. The front of the parcels are in the R-100 zone, and the R-M zone essentially consists of wetland area on the back of the parcels. This should all be zoned R-100.
- Open space. There are numerous properties that are owned by the Village of Washingtonville that are the open space between the residential neighborhoods. Consideration should be given to rezoning these to open space. This should also include any homeowner association lands which were set aside as the open space or recreational areas for residential developments.
- Manufactured homes. A large R-MHC zone that is shown on FEMA maps as within the Moodna Creek floodway or within the 100-year floodplain should be rezoned. Given the damage that occurred to the mobile homes in Washingtonville Manor, Brookside Acres and Silver Maples manufactured housing communities as a result of flooding, some consideration should be given to eliminating any new housing from areas within the 100-year floodplain or floodway.
- Obsolete uses. Certain uses that are allowed within the zoning, e.g., hospitals or tourist home, are not anticipated to occur within the Village. The zoning needs to be reviewed to delete obsolete land uses.
- Floodplain overlay. There should be some consideration to limiting uses, especially residential uses, from anywhere within the 100-year floodplain. To this end, a floodplain overlay may be appropriate within which certain uses otherwise allowed in the base zoning district would not be permitted.
- Additional standards. The zoning should be updated to incorporate additional standards which are important to the community, including lighting and landscaping standards. Lighting standards should emphasize dark-sky compliance, and landscaping should emphasize the planting of native species.
- Design standards. At present, there are no design standards for the historic downtown center in Washingtonville. It would be appropriate to adopt design standards, or incorporate general standards into the comprehensive plan, upon which the architectural review board could rely upon when reviewing development applications.
- Environmental standards. It is common in many zoning regulations for the other density or intensity of a parcel to be reduced by netting from the gross lot area the areas of the parcel which are environmentally or otherwise constrained, e.g., steep slopes, large-

scale utility easements, wetlands, floodplains, and other water bodies. Some consideration should be given to adding a provision similar to this to the zoning chapter.




















- Referencing other districts. The uses that are allowed within the zoning district are set forth in narrative form within the zoning chapter. As part of the narrative, the special exception section cross references other zoning districts in terms of the uses that are allowed. This may result in uses being potentially allowed on properties which were not really intended for a use, e.g., a gas station or automotive repair garage. It is recommended that the zoning be updated to include a table which lists the various uses allowed in the zoning districts, so that it is clear what specific uses are allowed in each zone.
- Dimensional standards. Similar to land uses, the dimensional standards for each district should be included on a chart for easy reference.
- Site plan regulations. The site plan regulations should be contained within its own article of the zoning chapter, and not embedded within each individual zoning district section. This is duplicative, and it risks certain uses not being reviewed which should be reviewed through the Planning Board process.
- Update to current NYS Village law procedures. The zoning should be updated to coincide with the most up to date procedures for the various review and approvals processes, i.e., site plan and special use permit regulation procedures. The zoning needs to be reviewed to determine whether every special use has its own set of individual standards.
- Definitions. Definitions will need to be modernized, and a definition should be provided for most land uses that are listed as allowable in the zoning districts.
- Consideration of more current land uses. The zoning should be updated to explicitly consider solar energy, battery storage, short term rentals, and similar uses.
- Purposes. The purposes section needs to be updated to include reference to the comprehensive plan so that it is a guiding document once adopted.

VILLAGE OF WASHINGTONVILLE

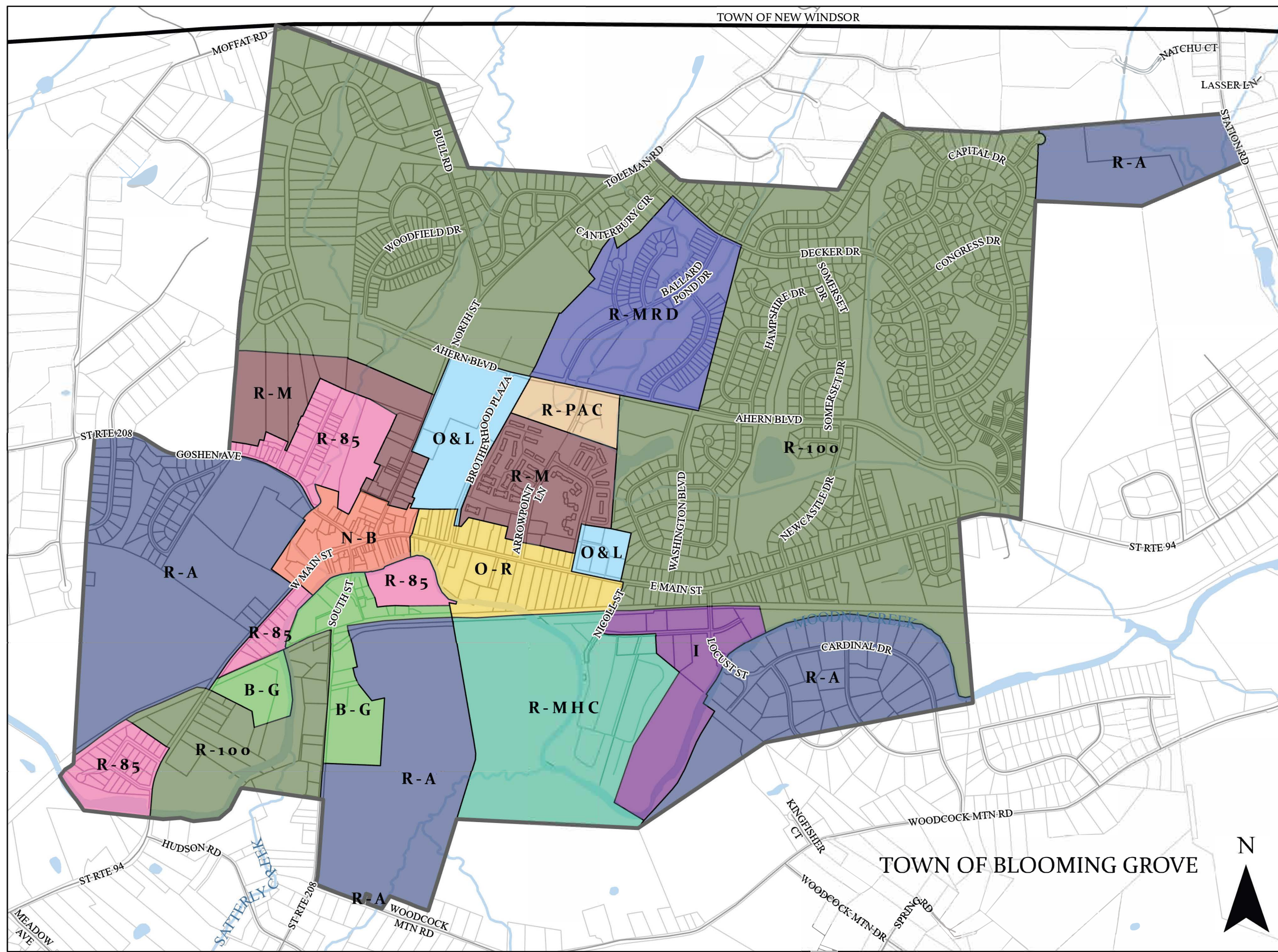
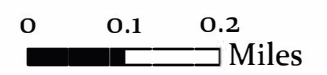
Comprehensive Plan

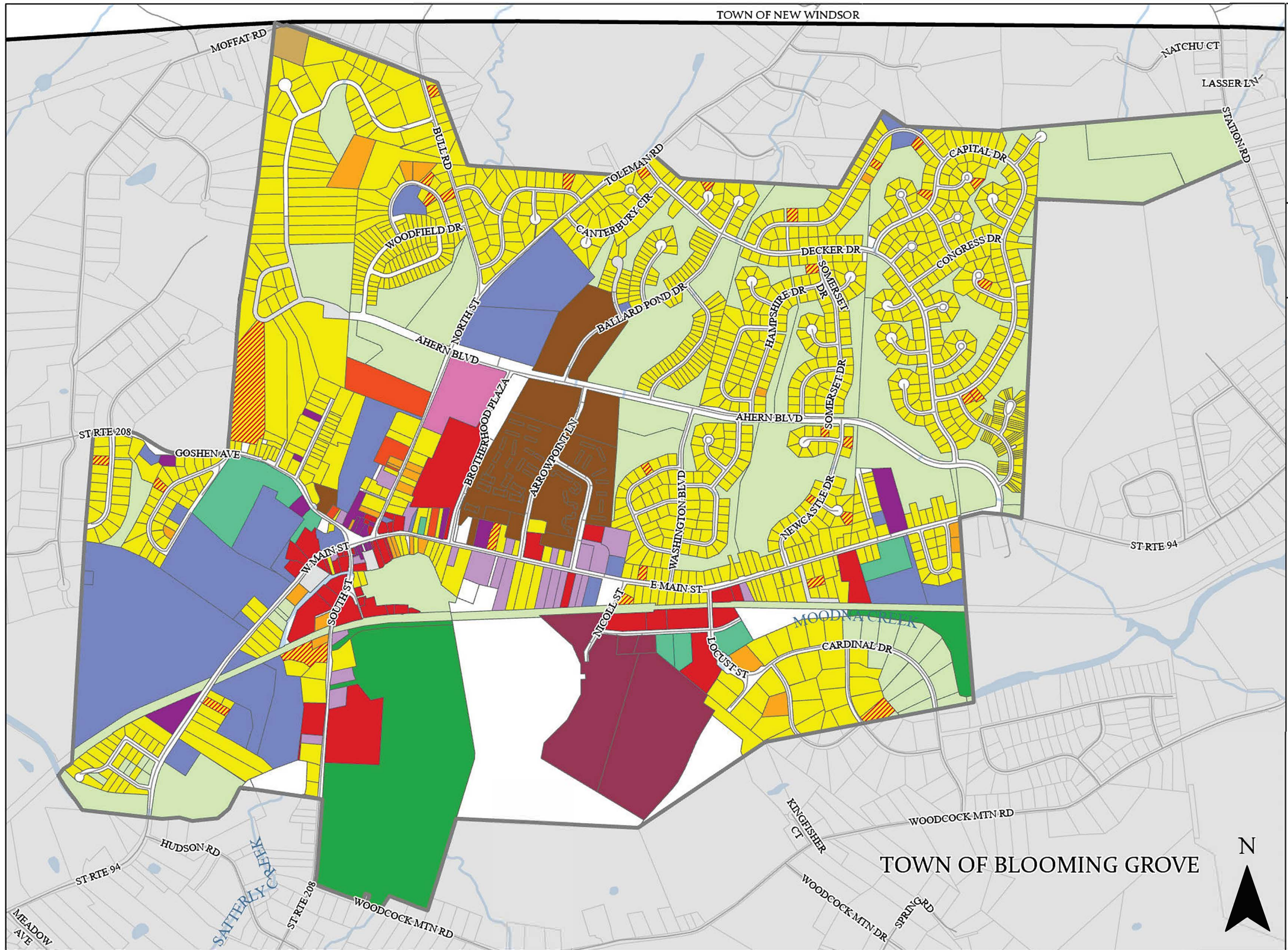
Map 3 Zoning

Legend

-  Washingtonville Boundary
 -  Streams, Rivers, Ponds
 -  Washingtonville Parcels
 -  Streets
 -  Blooming Grove Boundary
 -  Surrounding Municipalities
 -  Blooming Grove Parcels
- Zoning Districts**
-  R-A Single-Family Dwellings and Agriculture
 -  R-100 Single-Family Residence
 -  R-85 Single-Family Residence
 -  R-M Multiple Dwelling
 -  R-MHC Mobile Home Courts
 -  R-PAC Planned Adult Communities
 -  R-MRD Mixed Residence Development
 -  O-R Office-Residence
 -  N-B Neighborhood Business, Business Center Development
 -  B-G Business-General, Commercial and Wholesale Uses
 -  O&L Office Building, Research Institute, or Laboratory
 -  I Nonnuisance Industry

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
 Date: June 2023.
 Scale: 1 inch equals 0.2 miles.





VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

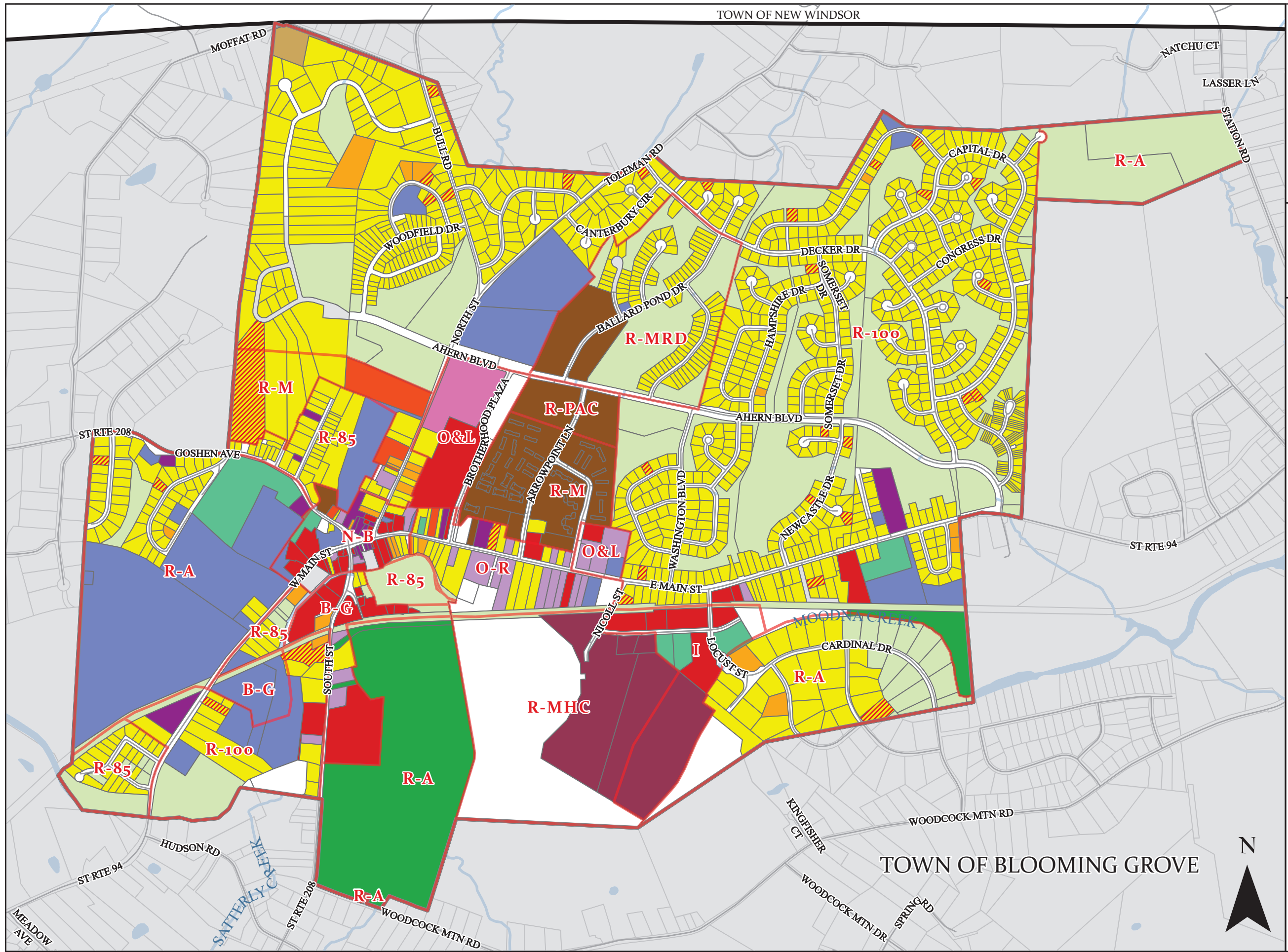
Map 4 Land Use

- Legend**
- Washingtonville Boundary
 - Blooming Grove Boundary
 - Streams, Rivers, Ponds
 - Streets
 - Land Use Class**
 - Single Family Residential
 - Two Family Residential
 - Three Family Residential
 - Multi-Family Residential
 - Apartments
 - Mobile Home Park
 - Mixed-Use Residential
 - Agriculture
 - Commercial
 - Community Services/Facilities
 - Religious/Social Organization
 - Industrial
 - Office/Professional Building
 - Parks/Open Space
 - Roads
 - Vacant
 - Accessory Apartments

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
 Date: July 2023.
 Scale: 1 inch equals 0.2 miles.

0 0.1 0.2
 Miles





VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Map 5 Land Use & Zoning

Legend

- Washingtonville Boundary
- Blooming Grove Boundary
- Streams, Rivers, Ponds
- Streets
- Zoning Districts
- Land Use Class
- Single Family Residential
- Two Family Residential
- Three Family Residential
- Multi-Family Residential
- Apartments
- Mobile Home Park
- Mixed-Use Residential
- Agriculture
- Commercial
- Community Services/Facilities
- Religious/Social Organization
- Industrial
- Office/Professional Building
- Parks/Open Space
- Roads
- Vacant
- Accessory Apartments

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2 Miles



CHAPTER 3: HOUSING

3.1 GENERAL HOUSING CHARACTERISTICS

Housing conditions within the Village of Washingtonville can reveal trends that can be analyzed for present and future planning purposes. The number of housing units within the Village of Washingtonville has increased over the last two decades by 11%, with the number of renter-occupied units decreasing by ~12%. **Table 3.1** below shows the housing units by occupancy and type for the Village of Washingtonville for the years 2000, 2010, and 2020.

TABLE 3.1 VILLAGE OF WASHINGTONVILLE HOUSING UNITS AND OCCUPANCY							
	2000		2010		2020		% Change (2000-2020)
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	
Total Housing Units	2,002	-	2,256	-	2,226	-	11.2%
Occupied Housing Units	1,941	97.0%	2,189	97.0%	2,064	92.7%	6.3%
Owner Occupied	1,428	71.3%	1,685	74.7%	1,612	72.4%	12.9%
Renter Occupied	513	25.6%	503	22.3%	452	20.3%	11.9%

Source: Decennial Census 2000 and 2010 and American Community Survey 2010 and 2020.
 Note: Numbers may add up to slightly more or less than 100% due to rounding.

Within Orange County, there has also been a slightly greater increase in the number of housing units, with ~20% increase from 2000 to 2020 when compared to the Village of Washingtonville. Moreover, the increase in housing is more evenly distributed between owner occupied and renter occupied units in the County than in the Village, as shown in **Table 3.2** below.

TABLE 3.2 ORANGE COUNTY HOUSING CHARACTERISTICS							
	2000		2010		2020		% Change (2000- 2023)
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	
Total Housing Units	122,754	-	137,025	-	146,879	-	19.7%
Occupied Housing Units	114,788	93.5%	125,925	91.9%	130,428	88.8%	13.6%
Owner Occupied	76,959	62.7%	86,756	63.3%	88,430	60.2%	14.9%
Renter Occupied	37,829	30.8%	39,169	28.6%	41,998	28.6%	11.0%

Source: US Census Bureau, 2000 and 2010, American Community Survey 2020.

Table 3.3 provides an estimate of the total number of housing units by units in a structure. From 2010 to 2020, Census estimates show a total decrease in the number of dwelling units, from 2,253 to 2,126 units, or a reduction of 127 dwelling units. From 2010 to 2020, the Census estimates show a large increase in the number of 1-unit attached units and a decrease in the number of mobile home units. This is likely due to extreme weather that negatively impacted the mobile home area in the Village, causing the destruction of mobile home units. Looking at the total change in the number of housing units, it appears that some of the dwellings have been recharacterized from 5-9 units to one family attached. It is possible that homeowners residing in condominium units have responded to the census survey as “1-unit attached” as they own their individual unit, rather than considering the overall building structure.

TABLE 3.3 VILLAGE OF WASHINGTONVILLE UNITS IN STRUCTURE				
	2010		2020	
	Units	Percent of Total	Units	Percent of Total
Total Housing Units	2,253	-	2,126	-
1-unit, detached	1,231	54.6%	1,233	58.0%
1-unit, attached	214	9.5%	327	15.4%
2 units	100	4.4%	36	1.7%
3 or 4 units	180	8.0%	166	7.8%
5 to 9 units	126	5.6%	84	4.0%
10 to 19 units	89	4.0%	63	3.0%
20 to 49	30	1.3%	51	2.4%
50 or more	49	2.2%	53	2.5%
Mobile home	234	10.4%	113	5.3%
Boat, RV, van, Etc.	0	0.0%	0	0.0%

Source: American Community Survey 2010, 2020 5-Year Estimates.

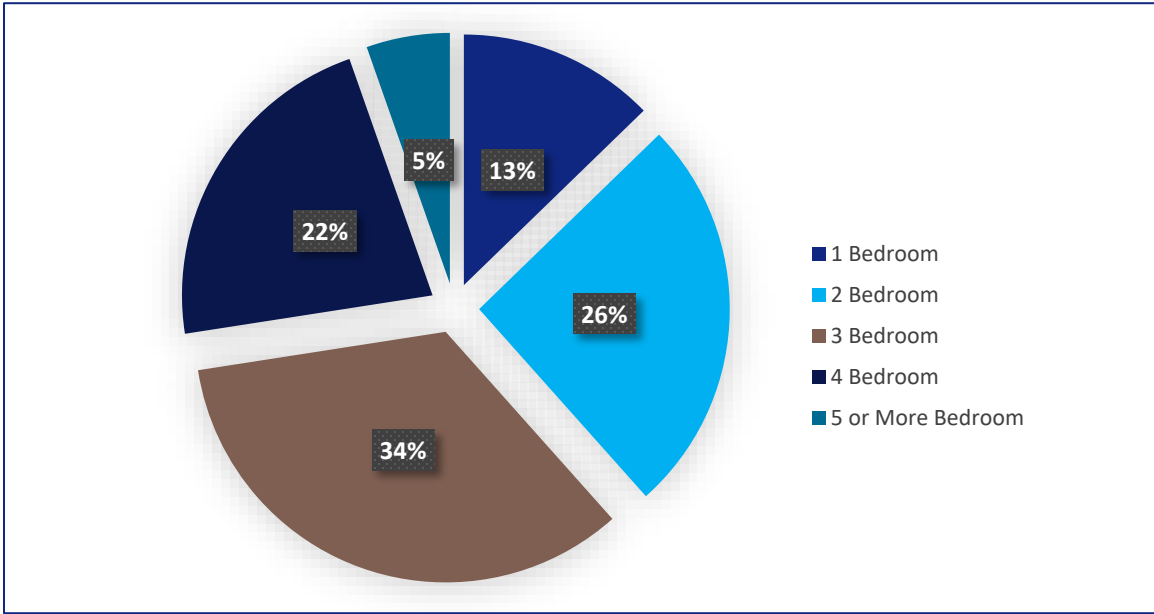


FIGURE 3.1 TOTAL NUMBER OF BEDROOMS IN A DWELLING

Source: American Community Survey 2021 5-Year Estimates

The total number of bedrooms in a dwelling has implications for the types of households that may purchase a unit, and it also identifies the extent of housing variety that exists within a community. About 48% of the dwelling units have 1 or 2 bedrooms, with none of the units noted as having no bedrooms, such as studio apartments. Given that approximately a quarter

of the households were 1-person households, as discussed in the Demographics Chapter, this large percentage of smaller units supports the demand established by smaller households. This also supports the demographics that showed a large percentage of households consisting of married couples, but less than a third having children under 18 years old. In addition to supporting the smaller households present, the diversity in the number of bedrooms also suggests there is available housing for the larger households. It is estimated that 61% of the dwelling units have three (3) or more bedrooms, which could support families with children or extended family such as grandparents in the households.

TABLE 3.4 VILLAGE OF WASHINGTONVILLE HOUSING UNITS BY YEAR BUILT		
	2020	Percent of Total
Total Occupied Housing Units	2,064	-
Year Built		
2014 or later	10	0.5%
2010 to 2013	0	0.0%
2000 to 2009	249	12.1%
1980 to 1999	986	47.8%
1960 to 1979	593	28.7%
1940 to 1959	121	5.9%
1939 or earlier	105	5.1%
Source: American Community Survey 2020 5-Year Estimates.		

The median year a housing unit was built in the Village of Washingtonville is 1983, with the majority of the dwellings being built in the 20 year period between 1980 and 1999 as seen in **Table 3.4**. Only 12.6% of the housing has been built in the last 20 years. **Table 3.5** shows the owner-occupied housing values within the Village in 2023. The median value is \$346,976. A majority of the owner-occupied housing is valued at \$250,000 or greater. **Table 3.6** shows the median monthly owner-occupied housing costs for a household with and without a mortgage are \$2,464 and \$1,123 respectively. The average median household income of an owner-occupied household is \$108,458⁵. By contrast, the median monthly rent is \$962, and the median income of renters is \$21,583 as seen in **Table 3.7**⁶. This suggests that the median renter is spending more than half of their income on rent. Note that the dates of the data points differ (2021 versus 2023 estimates).

⁵ American Community Survey 2021 5-year estimate.

⁶ American Community Survey 2021 5-year estimate.

TABLE 3.5 OWNER-OCCUPIED HOUSING UNITS BY VALUE		
	2023	Percent of Total
Total Units	1,630	-
<\$50,000	75	4.6%
\$50,000-\$99,999	21	1.3%
\$100,000-\$149,999	18	1.1%
\$150,000-\$199,999	45	2.8%
\$200,000-\$249,999	155	9.5%
\$250,000-\$299,999	268	16.4%
\$300,000-\$399,999	496	30.4%
\$400,000-\$499,999	239	14.7%
\$500,000-\$749,999	224	13.7%
\$750,000-\$999,999	23	1.4%
\$1,000,000-\$1,499,999	34	2.1%
\$1,500,000-\$1,999,999	1	0.1%
\$2,000,000+	31	1.9%
Median Value	\$346,976	-
Average Value	\$415,598	-
Source: ESRI Business Analyst,2023.		

TABLE 3.6 OWNER-OCCUPIED HOUSING UNITS BY MONTHLY COSTS		
	2021	Percent of Total
Housing units with a mortgage	1,127	-
Less than \$500	0	0.0%
\$500 to \$999	44	3.9%
\$1,000 to \$1,499	110	9.8%
\$1,500 to \$1,999	195	17.3%
\$2,000 to \$2,499	231	20.5%
\$2,500 to \$2,999	263	23.3%
\$3,000 or more	284	25.2%
Median (dollars)	\$2,464	-
Housing units without a mortgage	448	-
Less than \$250	0	0.0%
\$250 to \$399	0	0.0%
\$400 to \$599	76	17.0%
\$600 to \$799	50	11.2%
\$800 to \$999	71	15.8%
\$1,000 or more	251	56.0%
Median (dollars)	\$1,123	-
Source: American Community Survey 2021 5-Year Estimates.		

TABLE 3.7 RENTER-OCCUPIED HOUSING UNITS BY RENT PAID		
	2021	Percent of Total
Occupied units paying rent	414	-
Less than \$500	68	16.4%
\$500 to \$999	114	27.5%
\$1,000 to \$1,499	160	38.6%
\$1,500 to \$1,999	32	7.7%
\$2,000 to \$2,499	12	2.9%
\$2,500 to \$2,999	28	6.8%
\$3,000 or more	0	0.0%
Median (dollars)	\$962	-

Source: American Community Survey 2021 5-Year Estimates.

3.2 AFFORDABILITY

The US Department of Housing and Urban Development (HUD) defines housing cost burden as the percentage of household income required to pay for rent or ownership costs. A household is considered housing cost burdened if they pay more than 30% of their income towards rent or ownership costs and a household is considered severely cost burdened if they pay more than 50% of their income towards rent or ownership costs.⁷

TABLE 3.8 GROSS HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME		
	Households	Percent of Total
Housing units with a mortgage	1,127	-
Less than 20.0 percent	454	40.3%
20.0 to 24.9 percent	188	16.7%
25.0 to 29.9 percent	63	5.6%
30.0 to 34.9 percent	196	17.4%
35.0 percent or more	226	20.1%
Housing unit without a mortgage	448	-
Less than 10.0 percent	67	15.0%
10.0 to 14.9 percent	61	13.6%
15.0 to 19.9 percent	94	21.0%
20.0 to 24.9 percent	25	5.6%
25.0 to 29.9 percent	16	3.6%
30.0 to 34.9 percent	37	8.3%
35.0 percent or more	148	33.0%

Source: American Community Survey 2021 5-Year Estimates.

⁷ CHAS: Background | HUD USER.

TABLE 3.9 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME		
	Households	Percent of Total
Occupied Units Paying Rent	426	-
Less than 15.0 percent	29	7.2%
15.0 to 19.9 percent	18	4.5%
20.0 to 24.9 percent	30	7.4%
25.0 to 29.9 percent	53	13.2%
30.0 to 34.9 percent	44	10.9%
35.0 percent or more	229	56.8%
Not computed	26	-
Source: American Community Survey 2021 5-Year Estimates. *Calculated using the total occupied units paying rent minus the not computed value.		

A review of the gross rent as a percent of household income, as shown in **Table 3.9** suggests that a disproportionate number of renters, (67.7%) allocate 30 percent or more of their income toward rent, which is considered cost burdened. According to Comprehensive Housing Affordability Strategy data⁸ for 2015-2019 available from the HUD, 19.7% percent of renters within the Village of Washingtonville are severely cost burdened. Based on these statistics, approximately half of the renters in the Village are cost burdened. Homeowners are also cost burdened but at a smaller percentage than renters, with 26.8% of owners having a cost burden of 30% or greater. Approximately 14.7% of homeowners have a severe cost burden.

According to the Zillow® website, the average Washingtonville home value is \$450,869 for a single-family dwelling. This is calculated using the Zillow® website’s Home Value Index⁹. In order to determine the affordable sales gap within a community, certain assumptions must be made on the type of mortgage and its underwriting criteria. For the purposes of this analysis, it is based on a standard mortgage with the current interest rate for a 30-year, fixed rate mortgage of 6.5 percent. The underwriting also assumes a 5% down payment and a housing debt to income ratio of 36 percent, which is the maximum allowed under a standard Fannie Mae mortgage¹⁰. For the purposes of the tax rate used, this analysis used the tax rates as reported for 2023¹¹, with the exception of the school tax which was from 2022 for the Town of Blooming Grove. It is important to note that an assessment value with a uniform percentage is used for the Village. In the case of the Village, 12.75% of the full market value is used when calculating the tax amounts.

⁸ [Consolidated Planning/CHAS Data | HUD USER.](#)

⁹ [Zillow Home Value Index Methodology, 2023 Revision: What’s Changed? - Zillow Research.](#)

¹⁰ Fannie Mae Eligibility Matrix, 2023.

¹¹ [BAS | Internet Tax | View Bill \(basgov.com\)](#)

Using the underwriting criteria listed above, a homebuyer would need an annual income of approximately \$130,767 to purchase a \$450,869 home. A household earning the median income of \$89,756 in the Village would have a gap of \$32,544 in annual income. This gap is decreased when considering only the median household income of homeowners, or those in owner-occupied housing units, to \$13,842. This analysis relates to a single-family dwelling value in a finite point in time. It is noted that there is other housing within the Village that would be more affordable, e.g., rental apartments, multifamily condominiums and townhomes.

TABLE 3.10 HOMEOWNERSHIP AFFORDABILITY GAP		
	Input Value	Amount
Washingtonville Medium Home Value		\$450,869
Mortgage Rate – 30-year Fixed	6.5%	
Down Payment	5%	\$22,543
Amount Mortgaged		\$428,325
Monthly Mortgage Payments		\$2,709
Assessed Value	12.75%	\$57,486
Tax Rates* per \$1,000		
County Tax	21.501	\$1,236
Town Tax	18.2197	\$1,047
School Tax**	151.224046	\$8,693
Blooming Grove Ambulance District	1.6497	\$95
Washingtonville Fire District	7.71579	\$444
Total Yearly Taxes		\$11,515
Monthly Tax Payments		\$960
Total Monthly Housing Payments (Mortgage and Taxes)		\$3,669
Housing Debt to Income	0.36	\$10,192
Income Require		\$122,300
Yearly Income Gap		
Washingtonville Medium Income Homeowners Only	\$108,458	-\$13,842
Washingtonville Median Income	\$89,756	-\$32,544
Source: American Community Survey 2021 5-Year Estimates.		
* According to 2023 Blooming Grove Tax Bills.		
** 2022 Value as applied to the Town of Blooming Grove.		

CHAPTER 4: ENVIRONMENTAL RESOURCES

4.1 INTRODUCTION

The Village of Washingtonville is set within a landscape with a wide variety of natural resources that are unique to the Hudson Valley area, including farmlands, forested open spaces, streams, rivers, and watersheds. There is an abundance of wildlife in and around the Village due to the vast forested lands, parkland, and conservation lands surrounding the Village. Combined, the natural resources and features throughout Washingtonville are main contributors to the Village's rural feel and connectivity to nature and recreational opportunities.

4.2 GEOLOGY

Bedrock geology is the solid rock that lies beneath soil, and often serves as the parent material for regolith (unconsolidated/broken rock material) and soil. Understanding the geologic makeup in the Village of Washingtonville is important to understand the potential impacts and feasibility of development.

In Washingtonville, three types of bedrock are present: Normanskill Formation, Garnet-biotite-quartz-feldspar gneiss, and Valcour, Crown Point, and Day Point Limestones¹², which are described as follows:

- Normanskill Formation – this underlies the vast majority of the Village. It consists of sedimentary, clastic, mudstone shale.
- Valcour, Crown Point, and Day Point Limestones – this bedrock is also sedimentary consisting of carbonate limestones and some siltstones.
- Garnet-biotite-quartz-feldspar gneiss – in contrast to the two above bedrock types, this bedrock is metamorphic rock, consisting of biotite gneiss.

The Valcour and garnet rock complexes are found in a northeast to southwest trending belt which is located centrally in the Village roughly following the west side of Toleman Road and down to NYS Route 208. Sedimentary rocks are formed from deposits of pre-existing rocks or pieces of once-living organism that accumulate on the Earth's surface. If sediment is buried deeply, it becomes compacted and cemented, forming sedimentary rock. Metamorphic rocks started out as some other type of rock, but have been substantially changed from their original igneous, sedimentary, or earlier metamorphic form. Metamorphic rocks form when rocks are subjected to high heat, high pressure, hot mineral-rich fluids or, more commonly, some combination of these factors. Metamorphic rock is a harder, less porous material, than

¹² <https://mrdata.usgs.gov/general/map-us.html>

sedimentary rock. Sedimentary rock is much easier to excavate without blasting. Rainwater, especially in combination with atmospheric gases often resulting in acid rain can result in dissolution of the limestone, causing higher levels of salt movement within the stone. Temperature can affect rates of deterioration and (in larger stones) movement of the pieces and the porous nature of limestone can result in pollutants traveling more easily into underground aquifers.

4.3 SOILS

Soil is a substance composed of the bedrock and other broken-down minerals from the surrounding area combined with broken down organic matter. Soils regulate and filter water flow, decompose vegetative matter and other wastes, provide nutrients for agriculture and other plant life, sequesters carbon as well as supports human infrastructure development. T

Table 4.1 lists the major soil types found in the Village of Washingtonville, depicted in **Map 6, Soils**. The most prevalent soils are Mardin gravelly silt loam, 3 to 8 percent slopes (MdB, 20.5%), and are located throughout the Village. Mardin soils, steep (MdD), represent 9.9 percent of the Village, and are found around the hilltops of hills within the community. Erie gravelly silt loam, 3 to 8 percent slopes (ErB), constitute 8 percent of soils in the Village and are also found throughout the community. Rock outcrop-Nassau complex, undulating (RSB) soils are also present (6.2%), and are categorized by bedrock – some of these areas remain undeveloped due to bedrock constraints on building construction. Lastly, Alden silt loam (Ab) and Wayland (Wd) soils complex, non-calcareous substratum, 0 to 3 percent slopes, frequently flooded, comprise 13.9 percent of soils, and are considered hydric, and found along streams and wetlands in the Village. Soil conditions, especially the presence of hydric soils, can be limiting to development opportunities.

TABLE 4.1 SOILS		
Soil Type	Acres	% of Village
Ab	101.7	6.2%
AdB	43.4	2.6%
BnB	53.8	3.3%
Ca	46.8	2.8%
CgA	11.5	0.7%
CnA	14.6	0.9%
CnC	132.2	0.7%
ErA	7.2	2.4%
ErB	79.4	8.0%
ESB	3.6	0.4%
Fd	50.4	4.8%
Ha	34.0	0.2%
HoA	337.4	3.1%
Ma	163.5	2.1%
MdB	45.5	20.5%
MNE	2.8	9.9%
My	102.6	2.8%
Ra	14.6	0.2%
RSB	68.0	6.2%
SXD	5.6	0.9%
Tg	75.1	4.1%
UF	4.5	0.3%
UH	11.5	0.7%
UnB	24.5	1.5%
W	34.3	2.1%
Wd	126.8	7.7%
Total	1646.3	100%
Source: NRCS Web Soil Survey, Orange County, NY, 2023. https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/		

In New York State, prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. In Washingtonville, 365.7 acres (22.2%) of soil cover is considered prime farmland and 60.6% or 999.7 acres is considered farmland of statewide importance, which does not quite meet the criteria of prime farmland.

Hydric soils are those that are permanently or seasonally saturated by water. These soils indicate the potential for wetlands to be present and therefore may not be suitable for development. In the Village of Washingtonville, 15.9% or 317.3 acres of the Town contains hydric soils as seen in **Map 7**.

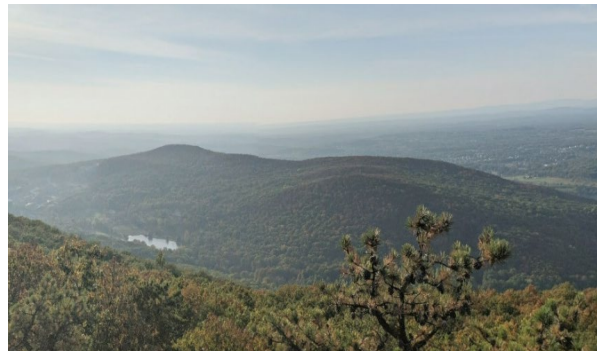
4.4 TOPOGRAPHY

The Village of Washingtonville sits at roughly 300 feet above mean sea level, and lies between Tower Hill and Woodcock Mountain in Orange County. Its prominent topography and slopes are located at the edges of the Village, specifically to the south of Goshen Ave, south of Moffat Road, and surrounding Capital Drive, as seen on **Map 8, Topography**. Washingtonville and the surrounding area have significant topographic features that make up the landscape of the area. **Table 4.2, Elevations** lists some of these prominent elevations for the area.

TABLE 4.2 ELEVATIONS	
Location	Elevation above mean sea level (ft.) ¹³
Tower Hill	447
Clinton Drive	488
NY 94	310
Moodna Creek	315
Woodcock Mountain	974
Schunnemunk Mountain	1,664

Source: United State Geological Survey (USGS), 2023.

Woodcock Mountain, which lies just south-east of Washingtonville, has an elevation of 974 feet above sea level. Portions of the mountain area lie within the watersheds of the Moodna and Perry Creeks, and host slopes greater than 25%. Additionally, as identified by the NYSDEC Natural Heritage Program, the majority of this area contains scattered rare or endangered plant species, and the majority of the area is located within the Hudson Highlands West Important Bird Area. While not located in the Village, it is visible from the community, and serves as part of the Village’s visual backdrop.



Woodcock Mountain from Schunnemunk Mountain, Google Images, 2019.

Schunnemunk Mountain, just southeast of Washingtonville, is the host of the Schunnemunk State Park and is the highest mountain in Orange County at roughly 1,664 feet above sea level. The mountain has over 3,300 acres of rolling meadow and mountain top, with over 20 miles of

¹³ <https://tessadem.com/>

trails throughout the State Park. The westernmost slope of the mountains contains Perry Creek, Babt Brook and Dark Hollow Brook, all of which are a part of the Moodna Creek Watershed. There is also a trail system that goes throughout the mountain, which hosts popular trails such as the Dark Hollow, Barton Swamp, Trestle, Western Ridge, and Otterkill trails. More popularly, the Long Path ascends the mountain via High Knob, crosses Perry Creek, and joins to the Jessup and Highland Trails. ¹⁴ Similar to Woodcock Mountain, the majority of Schunemunk Mountain is also within the Hudson Highlands West Important Bird Area, and contains significant natural communities and habitats of endangered and threatened species. While not located in the Village, it is visible from the community, and serves as part of the Village's visual backdrop.

Washingtonville has a number of properties that are particularly subject to downslope flooding and erosion. These include those along stream corridors and steep slopes, as identified on **Map 9, Steep Slopes**. The Village has implemented limited regulations related to steep slope protection. In Section 175-91.1 of Washingtonville's code, regulations applicable to cluster subdivisions state:

(3) Among the specific factors that will be considered by the Board of Trustees in determining whether to authorize the development of particular lands as a clustered subdivision are:

c. Whether the proposed clustering plan will encourage preservation of woodlands and areas with valuable natural vegetation, wetlands, ridgelines and other attractive natural features and protection of aquifers and areas of groundwater supply or recharge, and discourage development of steep slopes and areas with potential for soil erosion, flooding or aesthetic impacts.

In Section 150-16 which regulates subdivisions, regulations for the design of lots are outlined and highlight the need for possible preservation of land.

The Board may require the preservation of any natural feature of site which adds value to the residential development or to the community, such as large trees, weeds, watercourses, historic spots, vistas and similar irreplaceable natural or historic assets. Treeless sites must be planted to the satisfaction of the Planning Board. ¹⁵

Otherwise, steep slopes are not defined or protected.

¹⁴ <https://parks.ny.gov/parks/184/>

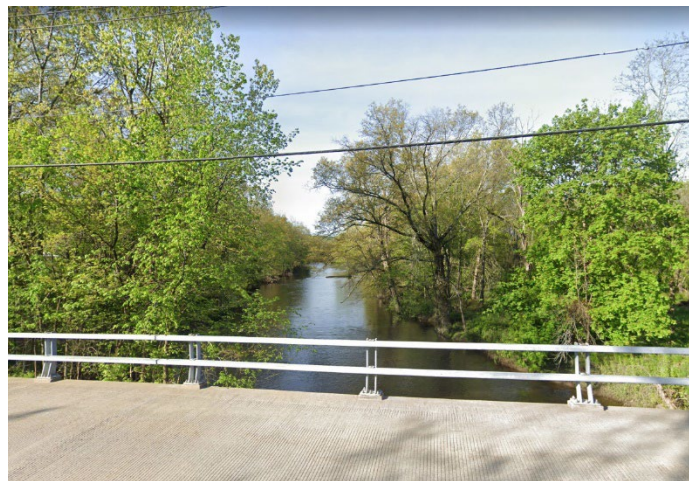
¹⁵ <https://ecode360.com/26849959?highlight=&searchId=49154228330971317#26849959>

4.5 SURFACE WATER

The surface waters in Washingtonville are primarily comprised of creeks, streams, and ponds. There are two main creeks—Moodna Creek and Satterly Creek—and two main ponds—Loch Mess Pond and an unnamed pond—located within the Village. Additional smaller creeks and streams exist throughout Washingtonville as shown on **Map 10, Surface and Groundwater Resources**, and mainly run through residential areas within the Village. Most are not large enough for aquatic recreation, however they serve as a scenic part of Washingtonville’s landscape and additional aquatic habitat.

4.5.1 MOODNA CREEK

Moodna Creek, a tributary of the Hudson River, is roughly 15.5 miles in length, starting from the confluence of Cromline Creek and Otter Kill to the west of the Village in the Town of Blooming Grove. From there, the creek flows generally alongside NY 208, veers southwest to NY 94, then turns eastward into Washingtonville where it crosses under 208 and continues past the village back into the Town of Blooming Grove and then then the Town of Cornwall. The Creek then runs through the Schunemunk Mountain at Salisbury Mills, and continues its path through Vails Gate, Mountainville, New Windsor, Old Forge Hill, and crosses 9W where it finally bends back into Cornwall to empty into the Hudson River.



Moodna Creek from Locust Street, Google Earth, 2023

The Moodna Creek Watershed covers roughly 115,600 acres of the eastern side of Orange County, and includes portions of all 22 municipalities from Warwick to Newburgh to Cornwall. The watershed consists of hundreds of streams, each beginning at a spring or small headwater before joining with the Moodna Creek, which then flows to the Hudson River. Major tributaries of Moodna Creek include Otter Kill, Satterly Creek, Cromline Creek, Black Meadow Creek, Seely Brook, Idlewild Creek, and Woodbury Creek.¹⁶ A Moodna Creek Watershed Conservation and Management Plan was created in 2010 by the Orange County Water Authority (OCWA) and Orange County Department of Planning in partnership with the New York State Department of Conservation (NYSDEC) and Hudson River Watershed Alliance.

¹⁶ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.orangecountygov.com/DocumentCenter/View/24472/Moodna-Creek-Watershed-Conservation-and-Management-Plan-PDF?bidId=

Moodna Creek serves as an ecologically significant area, as it is an important spawning area for anadromous fishes, is a significant resource for local fisheries, provides valuable habitats for many wildlife species, and has locally significant concentrations of aquatic species such as the white sucker, rock bass, redbreast sunfish, pumpkinseed, black crappie, blueback shad, American shad, cutlips minnow, golden shiner, common shiner, longnose dace, blacknose dace, creek chub, redbfin pickerel, chain pickerel, brown bullhead, tessellated darter, and other invertebrates and salamander that are unique to the Creek.¹⁷ The overall diversity and abundance of wildlife species in Moodna Creek are not typical to Orange County. This kind of diversity and vast Creek habitats provide opportunities for hunting, trapping, nature studies, and recreation.¹⁸ However, the areas surrounding the creek are relatively inaccessible and are privately owned, which limits human use. In portions of the Creek farther from Washingtonville, kayaking, canoeing, and fishing are more popular as the Creek is accessible and conditions permit.

4.5.2 SATTERLY CREEK

Satterly Creek, a part of the Moodna Creek watershed, is a comparatively smaller creek at roughly 8 miles in length. A small portion of this Creek runs through the Village of Washingtonville entering the Moodna from the south and running parallel and on the west side of NYS Route 208. It is considered a watershed sub-basin of Moodna Creek. Due to its small size and inaccessibility, recreation such as kayaking and fishing is less common, although still existent.

4.5.3 PONDS

There are two manmade ponds located within the Village of Washingtonville, Loch Mess Pond and an unnamed pond that sits between Winchester Way and Newcastle Drive. They were formed from wetlands, and as part of the construction of adjoining residential neighborhoods in the 1990s, possibly for stormwater management purposes. Loch Mess Pond, located within Firefighters Memorial Park, is more frequently used for recreation such as fishing, and is open to the public through the park. The second pond, owned by the Village of Washingtonville, sits in a residential neighborhood, and is less frequently used for recreation. However, it is surrounded by benches and open green space for residents to use, especially for scenic enjoyment. Both ponds provide a smaller aquatic habitat for local species and serve as an important part of Washingtonville's landscape. The unnamed pond, although surrounded by

¹⁷ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.orangecountygov.com/DocumentCenter/View/24480/Appendix-G---Biodiversity-of-the-Moodna-Watershed-PDF?bidId=#::~text=The%20lower%20portion%20of%20the,white%20catfish%2C%20and%20brown%20bullhead.

¹⁸ New York State Department of State, Division of Coastal Resources; "Moodna Creek" (PDF).

empty greenspace, is in the 500-year flood plain, so there is potential for flooding during heavy precipitation events.

4.5.4 SURFACE WATER MANAGEMENT

Surface waters are protected indirectly in the Village via regulations outlined in the Village Code, Chapter 147, Stormwater Management, that aim to protect surface water quality from runoff and other adverse environmental impacts. Section 147-9 outlines stormwater runoff requirements for new development within the Village such as runoff calculations, basin and facility measurement requirements, and considerations to the health, proximity, and relationship to the watershed.

The Village is also a Municipal Separate Storm Sewer System (MS4) community, with State Pollutant Discharge Elimination System (SPDES) Identification of ID NYR20A236. This means polluted stormwater runoff is commonly transported through MS4s and is then often discharged, untreated, into local water bodies. The program tracks the Village's strategies for public education, outreach, involvement, illicit discharge detection and elimination, construction site and post-construction stormwater runoff controls, and stormwater management for municipal operations. The last report available was 2019.

Plans include the Drainage Master Plan for the Town of Blooming Grove and Villages of Washingtonville and South Blooming Grove of 2017, and the NY Rising Community Reconstruction (NYRCR) Plan for the Village of Washingtonville, 2014.

4.6 GROUNDWATER

The Village of Washingtonville is located above a portion of a shallow sand and gravel aquifer, which consists of stratified sand and gravel at land surface and below the water table (**Map 10**). The Village's two main wells have been installed within the sand and gravel aquifer. The aquifer acquires recharge from Moodna Creek and is tapped by two wells that supply the Village with freshwater.¹⁹ The potential yield of this aquifer is in excess of 1 million gallons per day (mgd), however this yield is vulnerable due to the increasing amount of droughts occurring throughout the Hudson Valley area.

This aquifer is considered a Principal Aquifer, as it is "known to be highly productive or whose geology suggests abundant potential water supply". It is also an unconfined aquifer, meaning it is a sand and gravel aquifer of high transmissivity and with saturated thickness greater than 10

¹⁹ <chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://pubs.usgs.gov/wsp/1985/report.pdf>

feet. Such areas are associated with surface water sources that can provide additional water through pumping induced recharge.²⁰

The two Village wells located in the aquifer, Wells 1A and 3, are each approximately 45 feet deep. The Village, in the past 20 years, has not experience any restrictions to its water sources.²¹

4.7 FLOODPLAINS AND WETLANDS

Due to the location of the Village along the Moodna Creek valley, the community has a high risk of flood damage during severe weather events. As the severity and frequency of storm events increase and as the risks of climate change increase, the floodplain will continue to extend farther into inland Washingtonville, limiting opportunities for new development and putting existing structures at risk. The Village is subject to and has experienced extreme riverine flooding due to its location within the Moodna Creek watershed.

The Federal Emergency Management Agency (FEMA) develops floodplain maps across the country which guide the National Flood Insurance Program (NFIP) and local flood damage prevention regulations. The following definitions apply when reviewing a flood map:

Zone A, AE and AO: Areas subject to inundation by the 1-percent-annual-chance flood event (100-year flood area). Mandatory flood insurance purchase requirements and floodplain management standards apply in these areas. This is also considered the Area of Special Flood Hazard.

Zone X: Areas of moderate flood hazard, also known as the .2 percent annual chance, or 500-year flood area.

FEMA consistently updates Special Flood Hazard Areas (SFHA) for both the 100-year floodplain (1% annual chance of flood) and the 500-year floodplain (0.2% annual chance of flood) ²², which are both present in Washingtonville, as shown on **Map 11**. In general, these floodplains encompass lands including wetlands and the Moodna Creek. Floodplains are generally located to the south of Ahern Boulevard.

In 2011, within a one-month period, Washingtonville was struck by two extreme weather events: Hurricane Irene and Tropical Storm Lee. The Village’s downtown, consisting of residential, commercial, and historic properties, is cradled by Moodna Creek, and is

²⁰ <https://www.dec.ny.gov/lands/36119.html>

²¹ <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.washingtonville-ny.gov/wp-content/uploads/2021/05/2020-Washingtonville-Annual-Water-Quality-Report-2020-HD-Aproved.pdf>

²² <https://www.fema.gov/glossary/flood-zones>

immediately in the flood hazard area. The area flooded with up to 8 feet of water during Hurricane Irene, destroying Village Hall, and damaging or destroying approximately 80 homes. Flooding also incapacitated the Village’s emergency services, government, and public works; this compromised continuity of services and operations, and hindered response times during the disaster and into the recovery phase.²³ As part of the comprehensive planning process, consideration needs to be given the recommendations that evolved from the NY Rising Communication Reconstruction Program process. Among the recommendations includes creating flood and overlay zoning districts and update the regulations to ensure that development in the Village does not exacerbate the flooding issues.

Wetlands are prominent especially throughout the southern-most area of Washingtonville, and mainly serve as a link between the Moodna Creek and local streams and ponds. In the Village of Washingtonville, wetlands are regulated at the federal, state, and local levels. Knowledge of such water bodies is important given Washingtonville’s relation to the Moodna Creek Watershed and other federal and state regulated wetlands. **Map 12** shows the locations of these wetlands throughout the Village.

The National Wetlands Inventory is the official secondary source to identify the potential presence of federally-regulated wetlands. Specific wetland boundaries and presence are also determined through a wetland delineation on site in the field. There are multiple classifications of wetlands present in the Village of Washingtonville per the National Wetlands inventory. As shown in **Map 12**, the following classified wetlands exist within the Village of Washingtonville:

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TABLE 4.3 WETLANDS CLASSIFICATION	
Wetland Classification	Description
PEM1F	Freshwater Emergent Wetland
PFO1A	Freshwater Forested/Shrub Wetland
PUBHx	Freshwater Pond
R2UBH	Riverine
Source: National Wetland Mapper, U.S. Fish and Wildlife Service, 2023.	

The NYS Department of Environmental Conservation (DEC) also regulates wetlands – these are shown in **Map 12**. The wetlands are currently regulated under the NYS Freshwater Wetlands Act and are generally 12.4 acres or larger in size. Around every state-protected wetland is an

²³ NYRCR Village of Washingtonville, Tetra Tech, March 2014.

²⁴ <https://www.fws.gov/program/national-wetlands-inventory/classification-codes>

“adjacent area” that is subject to regulation in order to protect against surrounding disturbance.²⁵ Each adjacent area is a minimum of 100 feet, unless otherwise specified by the DEC. It should be noted that as a result of recent amendments, the NYSDEC, in 2026, will begin regulating all wetlands that meet a size of 7.5 acres. In addition, it will regulate wetlands of “unusual importance” which will include vernal pools and other types of smaller, including ephemeral wetlands.

The Village of Washingtonville has various regulations regarding wetlands in order to protect from new developments and to prevent any adverse environmental impacts. Per section 88-6, filling and grading “shall be done in such a manner as not to result in an increase of surface water runoff onto any other properties and shall not result in any conditions which increase erosion or result in any unstable conditions upon the site, adjacent properties or wetlands.” Additionally, there are stormwater regulations within section 147 that protect the beneficial functioning of wetlands as areas for the natural storage of surface waters and the chemical reduction and assimilation of pollutants.²⁶ These regulations also prevent increased flooding and damage from improperly planned runoff or discharge, minimize injury to plant and animal wildlife, and protect groundwater and surface water levels and quality.

4.8 WATER QUALITY

Numerous streams and tributaries are present in the Village of Washingtonville and are associated with wetlands, floodplains and lakes/ponds. Major streams in the Village include Satterly Creek, Moodna Creek and their tributaries.

Water quality for streams is tested, classified and monitored by the NYS DEC and includes the following classifications:

- AA/A- Drinking Water
- B- Best for swimming, contact recreation
- C- Best for fishing, non-contact recreation such as boating
- D- Impacted
- (T)- Supports Trout Populations
- (TS)- Supports Trout Spawning

Water quality is a major concern within Washingtonville, as the Village is located on a shallow aquifer and contains the Moodna Creek, a major watershed. Per the NYSDEC water quality standards, Moodna Creek is a C classified waterbody in all portions. This indicates that Moodna’s best uses are primarily fisheries and non-contact uses such as boating and kayaking.

²⁵ <https://data.gis.ny.gov/maps/a57e144caedb4b1aaf510809013e4ac7/about>

²⁶ <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://ecode360.com/WA1295/laws/LF1447361.pdf>

Land uses along the Moodna Creek and throughout the watershed such as agriculture, urban, commercial, and residential development have been known to negatively impact Moodna Creek and the smaller streams in its watershed. The elevated pathogen and nutrient levels from the uses listed above that run into the watershed may also threaten swimming, fishing, and other recreational opportunities that the watershed provides.²⁷

The remaining streams throughout the Village are Class D, meaning they are best used for fishing, but these waters will not support fish propagation. Most are also difficult to access, and too small for other kinds of recreational activities. Moreover, most of these streams flow through residential areas and under roadways, meaning they are susceptible to pollutant loading from runoff of both residential and commercial properties and roads.

²⁷ [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://hudsonwatershed.org/wp-content/uploads/Moodna-Creek-Watershed-Plan-Final.pdf](https://hudsonwatershed.org/wp-content/uploads/Moodna-Creek-Watershed-Plan-Final.pdf)

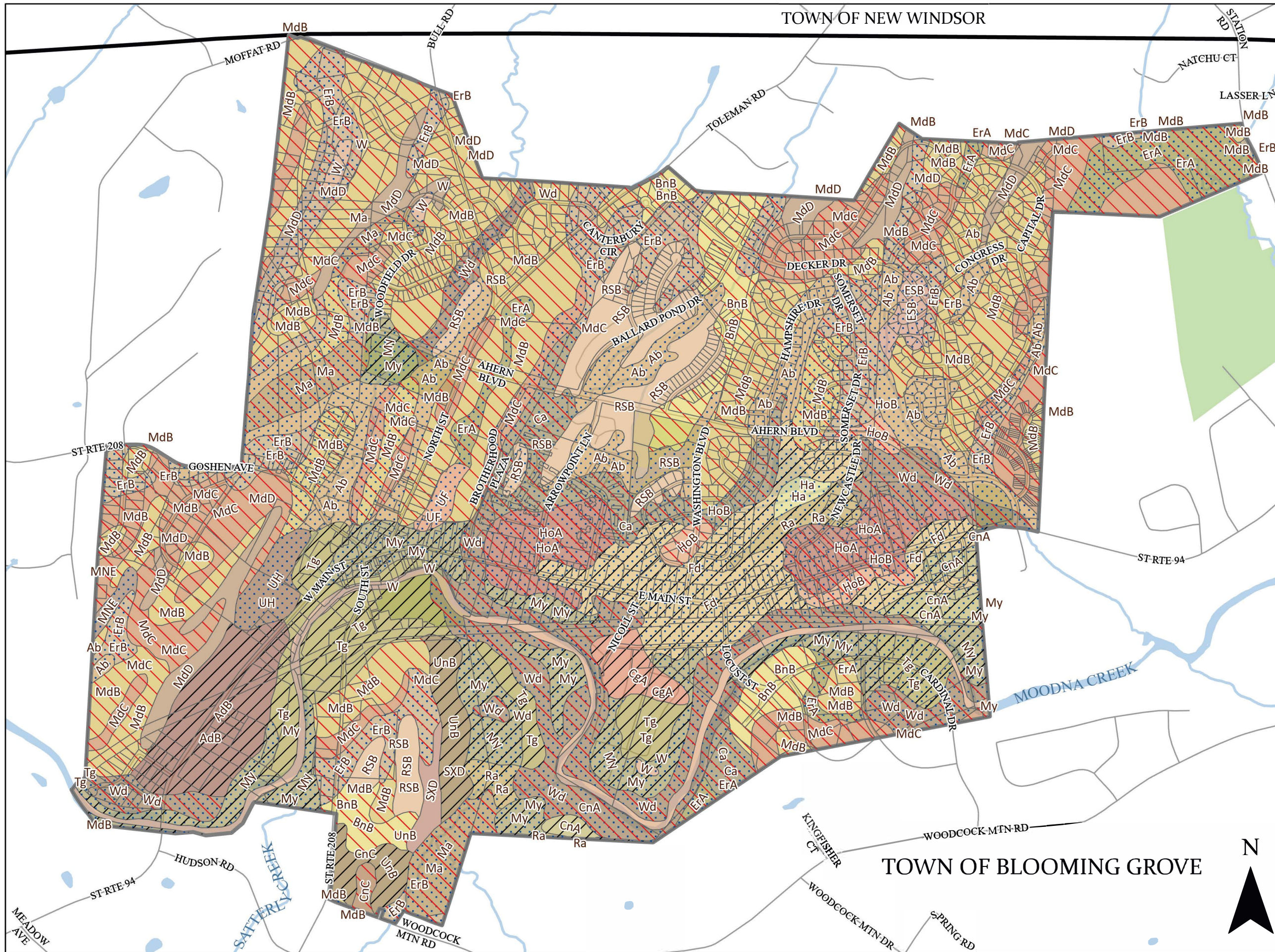
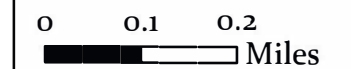
VILLAGE OF WASHINGTONVILLE Comprehensive Plan

Map 6 Soil Types

Legend

-  Washingtonville Boundary
-  Blooming Grove Boundary
-  Streams, Rivers, Ponds
-  Streams
-  Washingtonville Parcels
-  Streets
-  Parks
- Special Soils**
-  Farmland Soils of Statewide Importance
-  Prime Farmland Soils
-  Hydric Soils








Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.



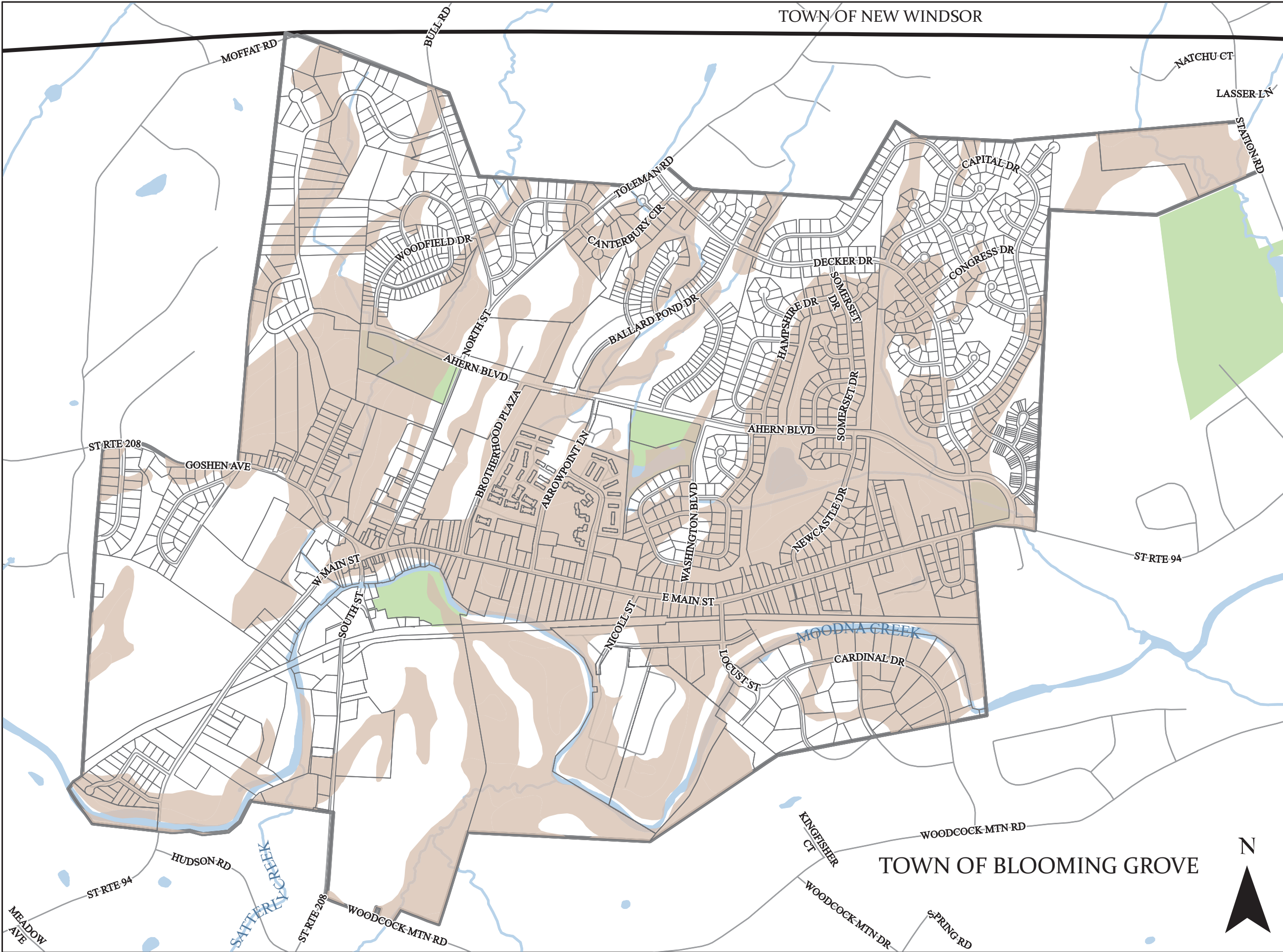
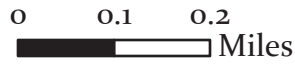
VILLAGE OF WASHINGTONVILLE Comprehensive Plan

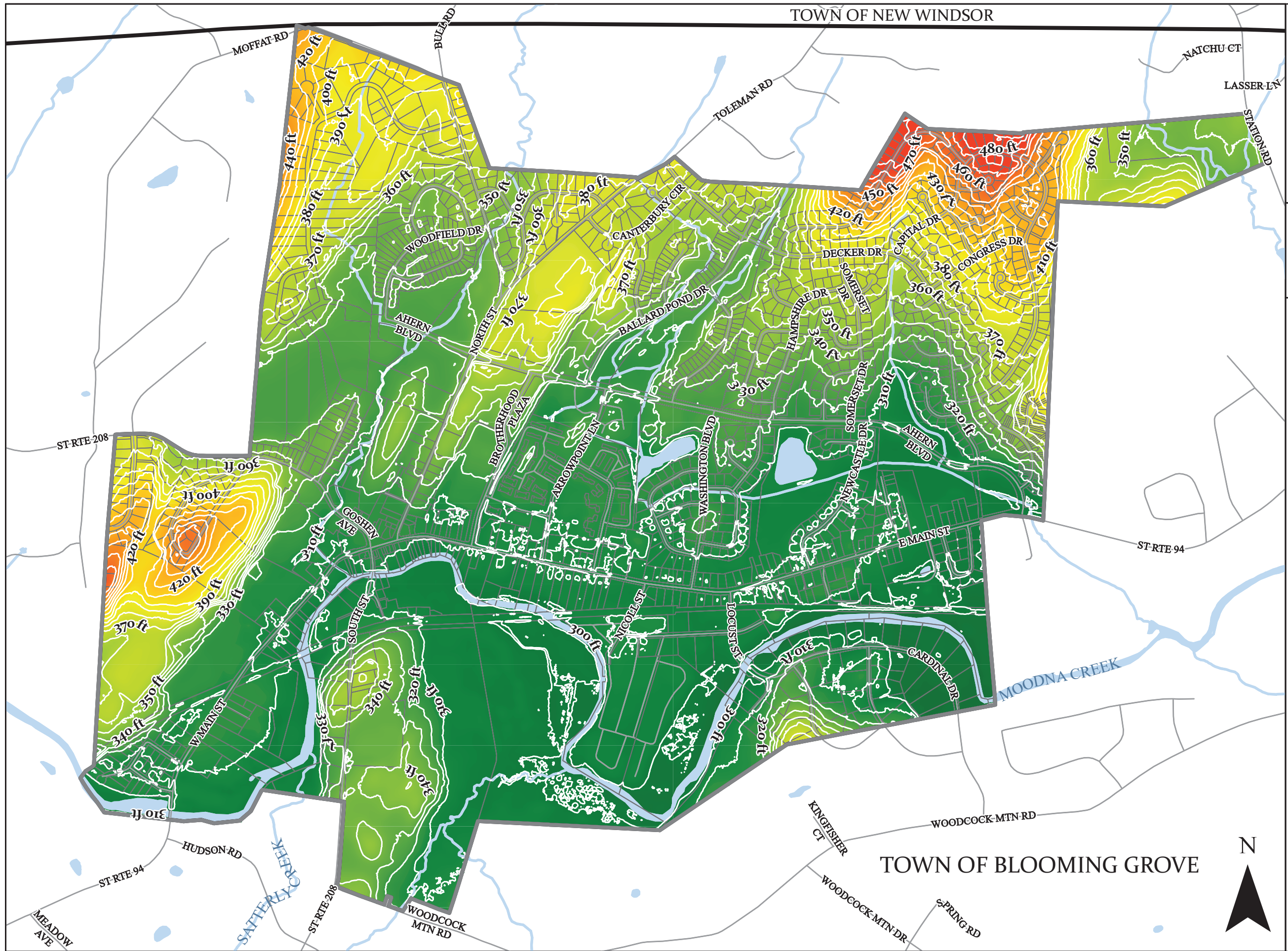
Map 7 Hydric Soils

Legend

-  Washingtonville Boundary
-  Blooming Grove Boundary
-  Streams, Rivers, Ponds
-  Washingtonville Parcels
-  Streets
-  Parks
-  Hydric Soils

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.





TOWN OF NEW WINDSOR

VILLAGE OF WASHINGTONVILLE

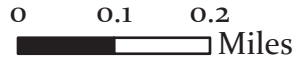
Comprehensive Plan

Map8 Topography

Legend

- Washingtonville Boundary
 - Washingtonville Parcels
 - Streets
 - Blooming Grove Boundary
 - Streams, Rivers, Ponds
- Elevation
- 494.956
 - 291.782

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.



TOWN OF BLOOMING GROVE



VILLAGE OF WASHINGTONVILLE Comprehensive Plan

Map 9 Steep Slopes

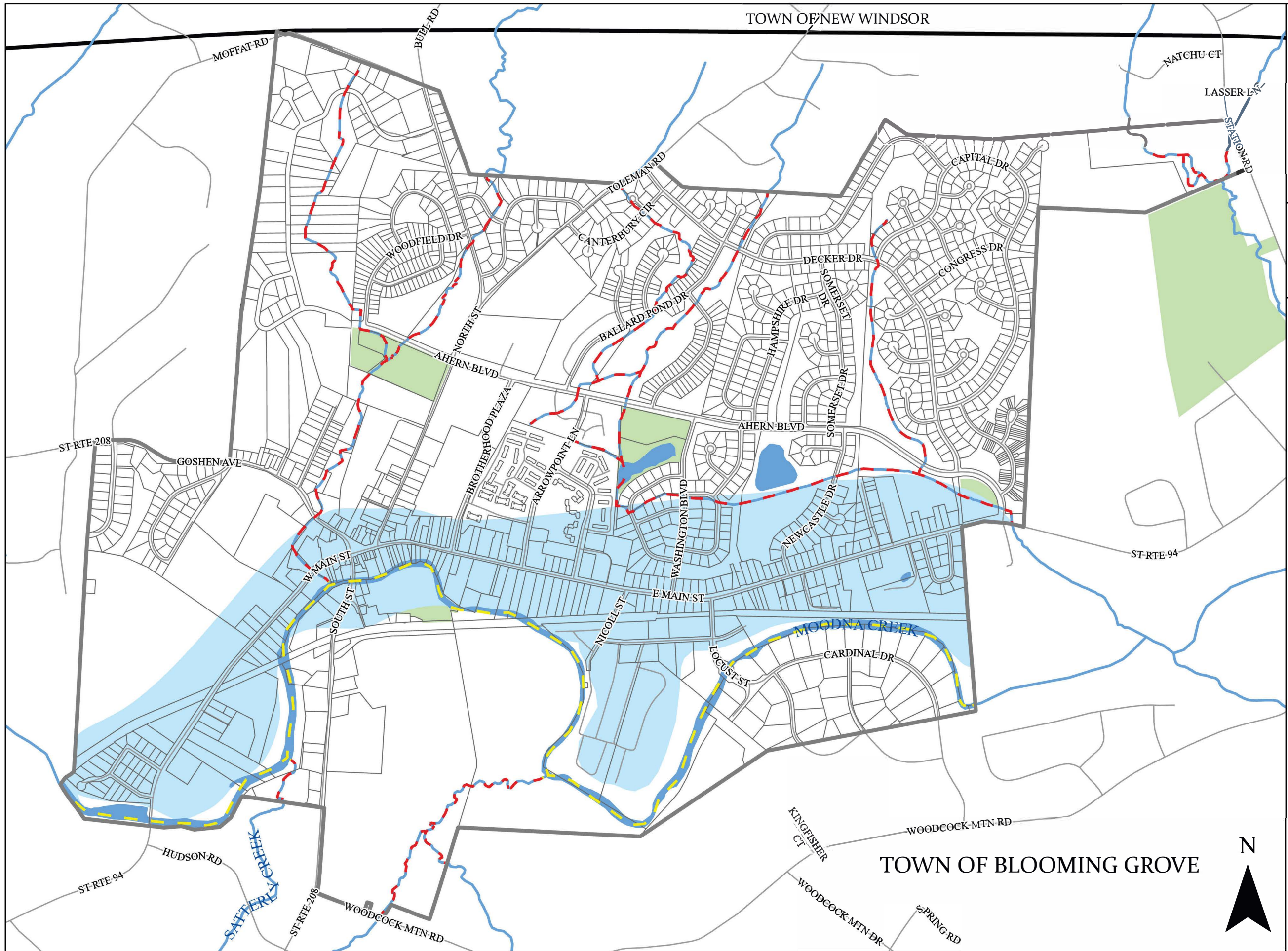
Legend

- Washingtonville Boundary
 - Blooming Grove Boundary
 - Streets
 - Streams, Rivers, Ponds
- Slopes
- 0-15%
 - 15-25%
 - 25-35%
 - +35%

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: January 2024.
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2
Miles





TOWN OF NEW WINDSOR

VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Map 10 Surface and Groundwater Resources

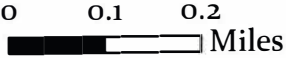
Legend

- Washingtonville Boundary
- Washingtonville Parcels
- Streets
- Blooming Grove Boundary
- Parks
- Streams, Rivers, Ponds
- Sand and Gravel Aquifer

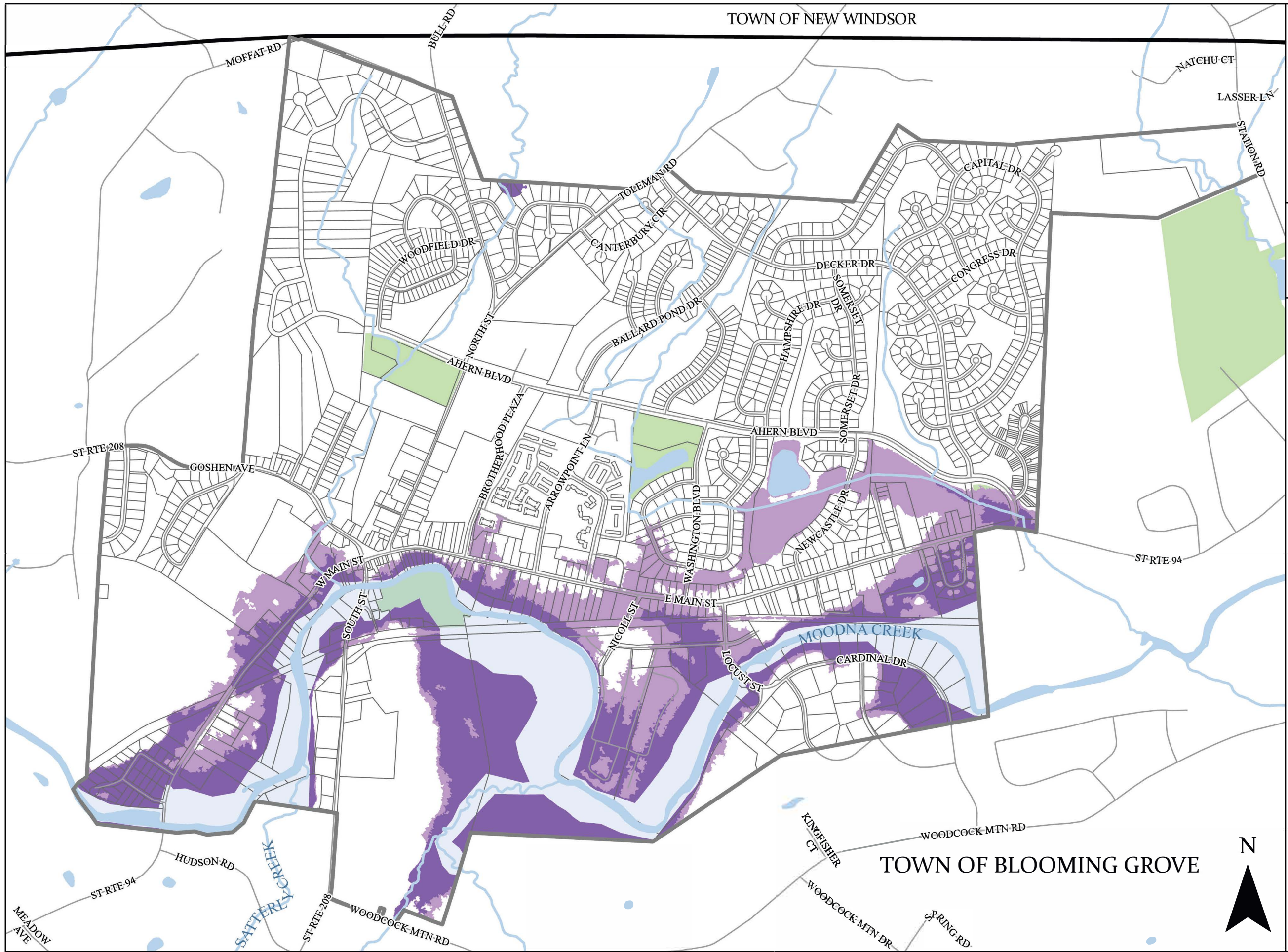
Stream Class

- C
- D

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.



TOWN OF BLOOMING GROVE



VILLAGE OF WASHINGTONVILLE

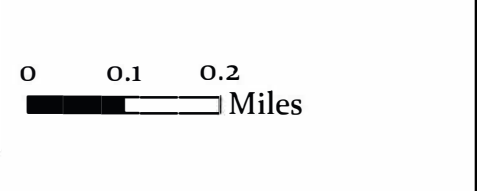
Comprehensive Plan

Map 11 Floodplains

Legend

- Washingtonville Boundary
- Washingtonville Parcels
- Blooming Grove Boundary
- Streets
- Streams, Rivers, Ponds
- Parks
- Floodplains**
- 0.2% - 500 Year Floodplain
- 1% - 100 Year Floodplain
- Floodway

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.















VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

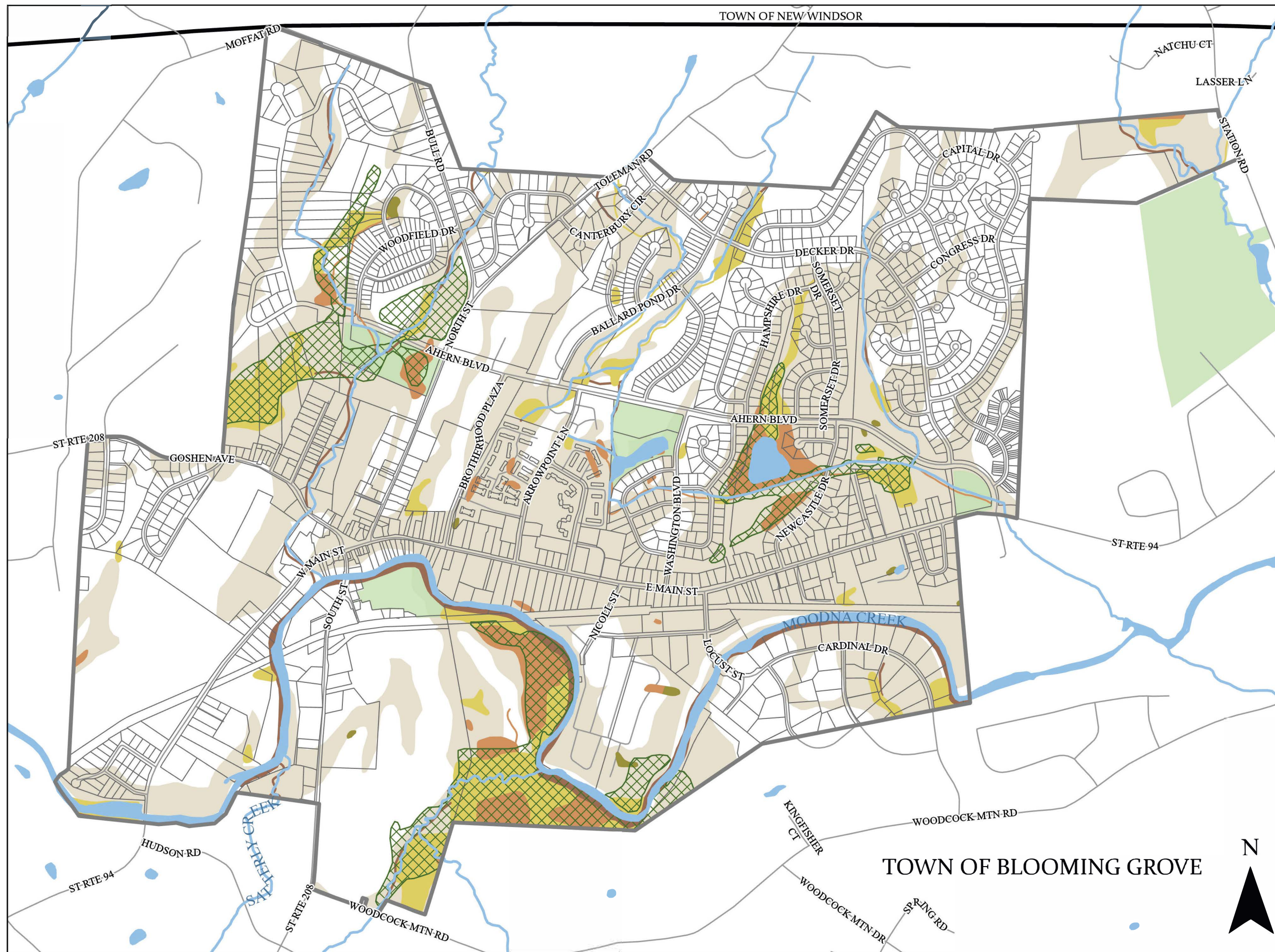
Map 12 Wetlands

Legend

-  Washingtonville Boundary
-  Washingtonville Parcels
-  Streets
-  Blooming Grove Boundary
-  Parks
-  Streams, Rivers, Ponds
-  DEC Wetlands
-  Hydric Soils
- NWI Wetlands**
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2
Miles



CHAPTER 5: TRANSPORTATION

5.1 OVERVIEW

The Village of Washingtonville’s location is highly desirable, as it offers reasonable access to major transportation routes and rail service. The Village of Washingtonville is located in the northcentral portion of the Village of Blooming Grove and centrally in Orange County, within the “Golden Triangle” formed by U.S. Interstate 84, NYS Route 17 (to become I-86), and the NYS Thruway (I-87). Commuter rail service is available close to and east of the Village, via the Salisbury Mills/Cornwall train station which provides access to the Metro North Port Jervis Line, which connects to the NJ Transit Main Line. The major transportation routes traveling through the Village are NYS Route 208 and NYS Route 94. In addition, the former New York and Erie Railroad Newburgh Branch which traveled from the City of Newburgh waterfront through Washingtonville to Greycourt Road, ending at a wye in the Main Line, can still be seen today on the Orange Heritage Trail. The long-term plan is to make this a more formalized pedestrian path, i.e., the Schunemunk Rail Trail.

This section provides details regarding transportation resources within and near Washingtonville. State roads in the Village of Washingtonville are under the jurisdiction of the New York State Department of Transportation, Region 8. County roads are under the jurisdiction of the Orange County Department of Highway and Bridge Engineering. Local public roads are under the jurisdiction of the Washingtonville Department of Public Works, and private roads are otherwise maintained by local homeowner associations or individual lot owners.

5.2 TRANSPORTATION PLANNING

5.2.1 NYMTC REGIONAL TRANSPORTATION PLAN

The Orange County Transportation Council (OCTC) is the Metropolitan Planning Organization (MPO) for Orange County and is responsible for coordinating transportation activities within the County.²⁸ The Unified Planning Work Program (UPWP) presents the annual work program of the OCTC – it describes the planning activities programmed to be undertaken in support of the vision, goals, and objectives of the OCTC’s 2045 Long Range Transportation Plan. All Villages are considered non-voting members of the OCTC, and two village mayors are voting members for a two-year rotating term.

As set forth in the UPWP, it describes those planning and administrative activities programmed to be undertaken during the year. Preparation of this UPWP is required by the U.S. Department

²⁸ <https://www.orangecountygov.com/1075/Unified-Planning-Work-Program>

of Transportation (USDOT) as the basis for Federal transportation funding to state, regional and local agencies. The UPWP coordinates different transportation activities and integrates countywide transportation programs into a regional transportation planning perspective. Federal funding for UPWP activities is appropriated to the States and is comprised of funding from the Federal Highway Administration and Federal Transit Administration. New York State allocates this funding between the fourteen MPOs in the state using a formula.

The transportation planning process provides for consideration and implementation of projects, strategies, and services that address the following federal planning factors:

1. Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency.
2. Increase the safety of the transportation system for motorized and non-motorized users.
3. Increase the security of the transportation system for motorized and non-motorized users.
4. Increase the accessibility and mobility of people and for freight.
5. Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and State and local planned growth and economic development patterns.
6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.
7. Promote efficient system management and operation.
8. Emphasize the preservation of the existing transportation system.
9. Improve the resiliency and reliability of the transportation system and reduce or mitigate stormwater impacts of surface transportation.
10. Enhance travel and tourism.

The OCTC Transportation Improvement Program (TIP) is the multi-modal, capital program that lists specific transportation projects to be undertaken in Orange County over a five-year timeframe²⁹. These projects are funded with Federal Highway or Federal Transit funds and can be used for various highway, bridge, bikeway, pedestrian, transit, and transportation projects. The Schunneunk Trail is included on the 2023-2027 TIP. The funding is to support construction of the multimodal Schunneunk Trail for bicycle and pedestrian transportation and transit connections within Chester, Blooming Grove, Washingtonville, and Cornwall. Within

²⁹ <https://www.orangecountygov.com/DocumentCenter/View/26328/Adopted-OCTC-FFY-2023-2027-Transportation-Improvement-Program>

the surrounding Village of Blooming Grove, a funded project is a bridge project to carry Hulse Village Road over Cromline Creek.

5.2.2 COMPLETE STREETS

It has been some 12 years since the New York States “Complete Streets” became law, amending the New York State Highway Law to add Section 331. The Complete Streets amendment was intended to achieve a cleaner, greener transportation system and to consider the needs of all users including pedestrian, bicyclists, motorists, users of public transportation, and citizens of all ages and disabilities. This law requires that all state, county, and local transportation projects that are undertaken by the State Department of Transportation, and projects that receive federal and state funding utilize complete street design features in planning, design, construction, reconstruction, and rehabilitation of streets. The legislation is intended to provide health benefits from increasing active forms of transportation while decreasing congestion and air pollution.

Complete Streets are designed and operated to enable safe access for all users of roads rather than heavily focusing on motorists. These designs emphasize the concepts of “traffic calming” to slow vehicular traffic and encourage safe multi-modal interactions. There are many different techniques that can be utilized to create complete streets including the addition of sidewalks, separate bike lanes or wide paved shoulders for them, dedicated bus lanes, accessible public transportation stops, frequent and safe crosswalks, median islands, curb extensions, and roundabouts. Complete Street design is a sustainable practice that can improve safety, encourage walking and bicycling which can improve health, lower transportation costs by providing more cost-effective options, and create strong and livable communities. Any projects which receive state funding must consider these design objectives.

5.2.3 COMMUTING PATTERNS

The U.S. Census Bureau collects data on commuting or “journey to work” characteristics, including “means of transportation to work.” **Table 5.4** shows commuting data from the 2021 American Community Survey 5-Year Estimate for the Village. While the journey to work data do not encompass all travel trips made by people within the Village, the data can assist in understanding the modal preferences and patterns of people within one of the largest users of transportation: commuters. Most workers in Washingtonville drove alone to work (68.9%). A reasonable number, 10 percent, carpooled. The number of persons taking public transit to work (7.45%) was less than the number of workers that worked from home (12.1%). Persons who walked to work were nominal (1.5%).

TABLE 5.1 MEANS OF TRANSPORTATION TO WORK		
Means of Transportation	2018 ACS 5-Yr Estimate	
	Persons	Percent
Workers 16 years and over	2,690	100.00
Car, truck or van – drove alone	1,853	68.9
Car, truck or van - carpooled	268	10.0
Public transportation (excluding taxi)	198	7.4
Bicycle	0	0
Walked	40	1.5
Other	7	0.3
Worked at home	326	12.1
Source: 2021 American Community Survey 5-Year Estimates.		

The American Community Survey collects data regarding resident travel time to work and the data are recorded in the ACS five-year estimates. In 2021, the mean travel time to work was 44.2 minutes for workers 16 years and older living in Washingtonville, indicating most persons are traveling to employment centers outside the Village. In 2021, a commute time of over 60 minutes was the most common commute time with 26 percent of residents, followed by 45-59 minutes (16%), and 30-34 minutes (12%). Commuting time is a reflection of employment locations.

TABLE 5.2 TRAVEL TIME TO WORK	
Travel Time	2018 ACS 5-Yr Est.
	Percent
Less than 10 minutes	7%
10 – 14 minutes	8%
15 – 19 minutes	6%
20 - 24 minutes	13%
25 – 29 minutes	6%
30 – 34 minutes	12%
35 – 44 minutes	5%
45 – 59 minutes	16%
Over 60 minutes	26%
<i>Mean travel time (minutes)</i>	36.6
Source: U.S. Census Bureau, 2020.	

The majority of households within the Village own multiple cars. Of all households in the Village, a high percentage, 41.6%, owned two (2) vehicles, while 30.1 percent owned one (1) vehicle. This is higher than those that own three or more vehicles (20.6%). Only 7.9 percent of all households did not own a vehicle.

Figure 5.1 shows the top 10 locations where persons who live in Washingtonville work in 2020. Within Washingtonville, approximately 14.1 percent of employees travel to the Borough of Manhattan to work.

Jobs Counts by County Subdivisions Where Workers are Employed - Private Primary Jobs		
	2020	
	Count	Share
Manhattan borough (New York, NY)	249	14.1%
Blooming Grove town (Orange, NY)	102	5.8%
Walkkill town (Orange, NY)	96	5.4%
Ramapo town (Rockland, NY)	78	4.4%
Newburgh town (Orange, NY)	75	4.2%
Brooklyn borough (Kings, NY)	64	3.6%
New Windsor town (Orange, NY)	61	3.5%
Woodbury town (Orange, NY)	57	3.2%
Newburgh city (Orange, NY)	51	2.9%
Montgomery town (Orange, NY)	48	2.7%
All Other Locations	887	50.2%

FIGURE 5.1 TOP 10 JOB LOCATIONS

Source: U.S. Census Bureau On the Map

The results below indicate the places where workers travel to work by County. The majority of persons residing in Washingtonville work in Orange County (39.3 percent). However, New York County (Manhattan) totaled 14.1 percent of all workers.

Jobs Counts by Counties Where Workers are Employed - Private Primary Jobs		
	2020	
	Count	Share
Orange County, NY	694	39.3%
New York County, NY	249	14.1%
Rockland County, NY	140	7.9%
Westchester County, NY	120	6.8%
Bergen County, NJ	98	5.5%
Kings County, NY	64	3.6%
Dutchess County, NY	42	2.4%
Bronx County, NY	41	2.3%
Suffolk County, NY	38	2.1%
Queens County, NY	36	2.0%
All Other Locations	246	13.9%

FIGURE 5.2 TOP 10 COUNTIES TRAVELLED TO BY WASHINGTONVILLE RESIDENTS FOR WORK

Source: U.S. Census Bureau On the Map

An inflow/outflow analysis of workers in 2020 , **Figure 5.3**, shows that more employees travel outside the Village than those that travel into the Village to work. Approximately 1,699 persons are employed outside the Washingtonville, while 544 persons come into the Village to work. See below.

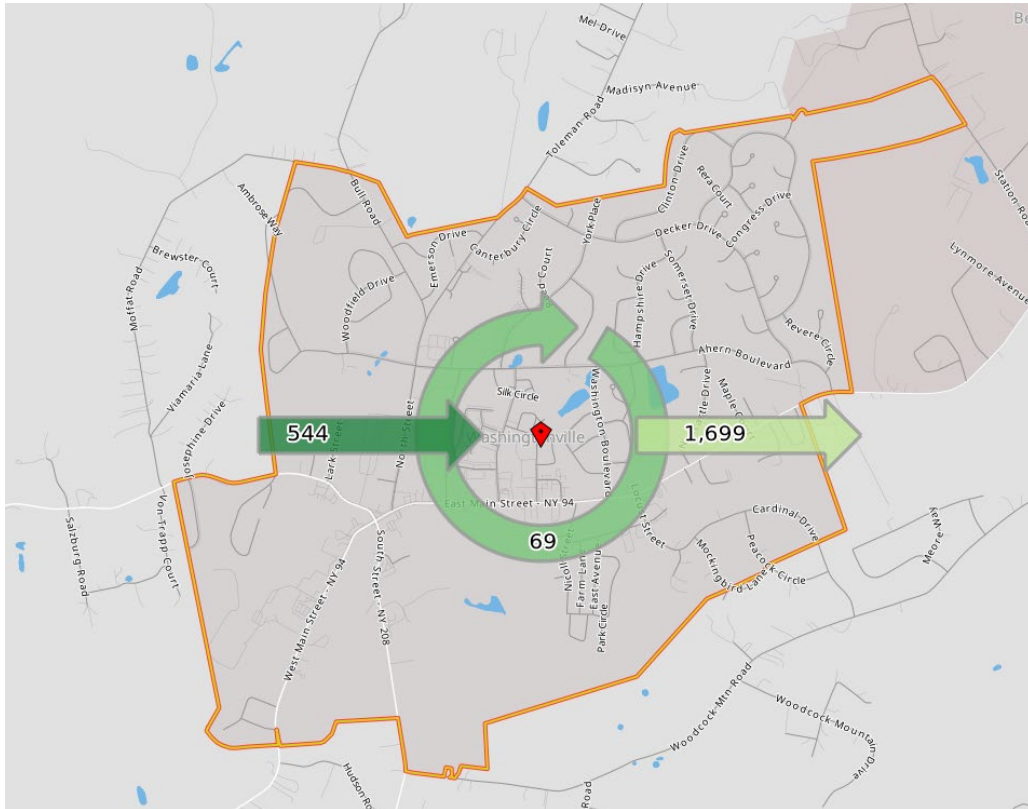


FIGURE 5.3 INFLOW/OUTFLOW ANALYSIS FOR WASHINGTONVILLE

Source: U.S. Census Bureau On the Map

5.3 ROADS

5.3.1 NYSDOT FUNCTIONAL CLASSIFICATION

There are approximately 20.92 miles of roads within the Village of Washingtonville. In New York, roads are grouped into “functional classes” by the New York State Department of Transportation (NYSDOT) according to the level and character of service they provide. A roadway’s classification defines its importance within the overall network and is used to determine which roads are eligible for federal funding under the Federal Highway Administration Surface Transportation Program. The NYSDOT prepares Functional Class Maps for the entire state roadway system. Within the system, there are six classifications of roads:

Principal Arterial Interstate, Principal Arterial Expressway, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local. In Washingtonville, Route 94 south of the intersection with Route 208, and Route 208 south of the intersection with 94, are identified as “minor arterials”. As per the NYSDOT classifications, minor arterials interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at somewhat lower of travel mobility than principal arterials. Ideally, they should not penetrate identifiable neighborhoods. The spacing of minor arterial streets should normally be not more than 1 mile in fully developed areas.

Route 208 heading westbound by the high school, and Route 94 traveling along Main Street and east are considered “principal arterials”. These roads serve the major centers of activity of a metropolitan area, the highest traffic volume corridors, and carry a high proportion of the total urban area travel on a minimum mileage. The principal arterial system should carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass a community center. Almost all fully and partially controlled access facilities will be part of this functional system. However, in this instance, access is not controlled from these roads.

North Main Street is a designated major collector. Major collectors provide both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. A collector may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. The collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.

All roadway classifications are Federal Aid eligible, except for local roads. Approximately 85.7 percent, or nearly 19.92 miles of the roads in the Village, are classified as local roads. **Map 13, NYSDOT Functional Classifications**, indicates the hierarchical classification and location of roads within the Village.

The New York State Department maintains a database of the length of all public roads by jurisdiction – statistics are available for road lengths within the unincorporated area. According to 2017 statistics, the Village owns and maintains 17.92 miles of road. In addition, there are 3 miles of state highways, namely NYS Route 94 and NYS Route 208. **Table 5.3** provides a summary of roads in Washingtonville by jurisdiction.

TABLE 5.3 VILLAGE OF WASHINGTONVILLE ROAD JURISDICTION		
• Jurisdiction	• Length (in Miles)	• % of Total
• Village	• 17.92	• 85.7
• County	• 0.0	• 0.0
• NYSDOT	• 3.0	• 14.3
• Total	• 20.92	• 100.00%
• Source: Roadway Inventory 2017, NYSDOT, 2017.		

5.3.2 AADT

Map 14 provides the Annual Average Daily Traffic Volumes for the roads within the Village where the NYSDOT collects trip data. The most heavily traveled roads within the Village are NYS Route 208 (Goshen Avenue and South Street), and NYS Route 94 (East Main Street) traveling to and from New Windsor and the Five Corners area. AADT are over 5,500 trips per day. West Main Street and North Street are lesser traveled, with between 2,500 and 5,500 trips per day. West Main Street travels through Blooming Grove to the Village of Chester where the Quickway can be accessed, and North Street travels up to the Stewart Airport and Newburgh commercial area, as well as I-84. Brotherhood Plaza is well traveled – between 1500-2500 trips, and much of the trips are related to the presence of Brotherhood Plaza which contains the one grocery store in the Village, which also serves the surrounding residences outside the Village. It also is the location for the Village post office. Ahern Boulevard maintains from 500-1500 trips per day, and is a major road connecting the state routes in the village to the residential neighborhoods to the north.

In general, residents have expressed that a primary issue, in terms of traffic, is the amount of traffic experienced at the NYS Route 208 and NYS Route 94 intersection. This is the primary intersection where most traffic travels through the Village. The intersection serves the downtown, the Washingtonville school complexes, and Brotherhood Plaza, all major traffic destinations in the community. The community desires to explore solutions to the bottlenecks that can occur in this location. There are limited options to expanding the intersection further, since the historic Moffat Library is located at one corner, and older downtown row buildings are close to the right-of-way, and demolition of the buildings would not be favored. Alternatives would include considering the addition of side or parallel roads to filter some of the traffic away from the intersection.

5.4 MASS TRANSPORTATION

Regional air, rail and bus transit service is available to residents of the Village.

Stewart International Airport (SWF) is operated by the Port Authority of New York and New Jersey and is located approximately 4 miles north of the Village. Access is readily obtained traveling up Toleman or Station Roads. It is included in the Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems for 2017–2021, in which it is categorized as a non-hub primary commercial service facility. Air service includes Allegiant, Atlantic Airways, and Play (Iceland).

It was developed in the 1930s as a military base to allow cadets at the nearby United States Military Academy at West Point to learn aviation and has grown to provide passenger service for the mid-Hudson region. It also operates as a military airfield, housing the 105th Airlift Wing of the New York Air National Guard and Marine Aerial Refueler Transport Squadron 452 (VMGR-452) of the United States Marine Corps Reserve.

In terms of **rail service**, the Village is approximately 2 miles to the west, along Route 94, of the Salisbury Mills-Cornwall train station, a commuter rail station on the Metro-North Railroad's Port Jervis Line. In general, service in Orange County currently runs from seven stations on Metro North's Port Jervis Line to Hoboken and the Secaucus Transfer Station, as well as other rail station stops in New Jersey. Orange County residents are also served by MTA Metro-North Railroad's Pascack Valley Line in Rockland County and Hudson Line on the east side of the Hudson River in Dutchess County. From the Secaucus Transfer Station, passengers may connect with other New Jersey Transit (NJT) service to NY Penn Station in midtown Manhattan or to other NJT services, including a connection for Amtrak service at Newark Penn Station³⁰.

Salisbury Mills–Cornwall station contains a large parking lot, lighting, elongated canopy and a mini high-level platform for wheelchair access to trains. The Port Jervis Line extends from Port Jervis into New Jersey where it becomes the Main/Bergen County Line. From there, the line travels to Hoboken Terminal, where the PATH takes commuters into midtown Manhattan.

Bus service is available to the New York City metropolitan area via Coach USA/Shortline service. From the municipal parking lot along West Main Street (Route 94), commuters can embark the bus and travel into New York City – the trip is approximately 1.25 hours. Locally, Transit Orange provides local bus service, paratransit, and dial-a-ride operations within Orange County. However at this time, there is no local bus service serving the Village.

³⁰ <https://www.ridetranstorange.com/connectingservices>

5.5 PEDESTRIAN SYSTEMS

The Village of Washingtonville is well-served by sidewalks that link the residential neighborhoods to key destinations throughout the Village, including schools, parks and the downtown area.

Along West Main Street, sidewalks begin at its intersection with Patricia Lane, and are located on the south side of the street. Sidewalks are then located on both sides of West Main Street in the vicinity of the school complex and continuing east. This continues along East Main Street, where the sidewalk then follows the north side of the street, between Brotherhood Plaza Drive and Arrowpoint Lane. East Main Street is lacking sidewalks to the east of its intersection with Washington Boulevard.

Along NYS Route 208, sidewalks commence just south of the Moodna Creek Bridge by Depot Street, providing access to the municipal park. They continue through the downtown area north and end at about Phillips Street. A short segment is also located between Tower Hill Drive and Prides Crossing.

On North Street, sidewalks extend from East Main Street and are located along the west side of the road to Bull Road in the vicinity of Taft Elementary School. Ahern Boulevard, a main collector within the Village, includes sidewalks on the north side of the road, until Arrow Point Lane, where it then travels along the south side of the road heading west.

Sidewalks are not present along Hallock Drive or Locust Street to connect those neighborhoods to East Main Street. In the future, some consideration should be given to adding sidewalks in this vicinity, especially if the two former farm properties on the south side of Moodna Creek are developed.

From these primary roads, most of the residential roads in the Village also maintain a sidewalk, usually along one side of the road only. Some of the cul-de-sacs, and more recent large lot residential subdivisions, do not have sidewalks serving the properties. An existing pedestrian bridge links downtown Washingtonville to the municipal park by Depot Street - this is an important link, as many visitors to the downtown use both parking areas on either side of the creek.








It is also noted that there are several creek crossings which should be considered in any future redevelopment plans. Two creek crossings are associated with the former Erie Railroad line, now the Schunнемunk Rail Trail within the Village – a third crossing is just outside of the southwesterly Village boundary near Beverly Lane. It is anticipated that these two crossings would be updated to handle pedestrian and bicycle use. Another small bridge exists along Nicoll Street and connects to the former farm parcel on the south (and west) side of Moodna Creek.

VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

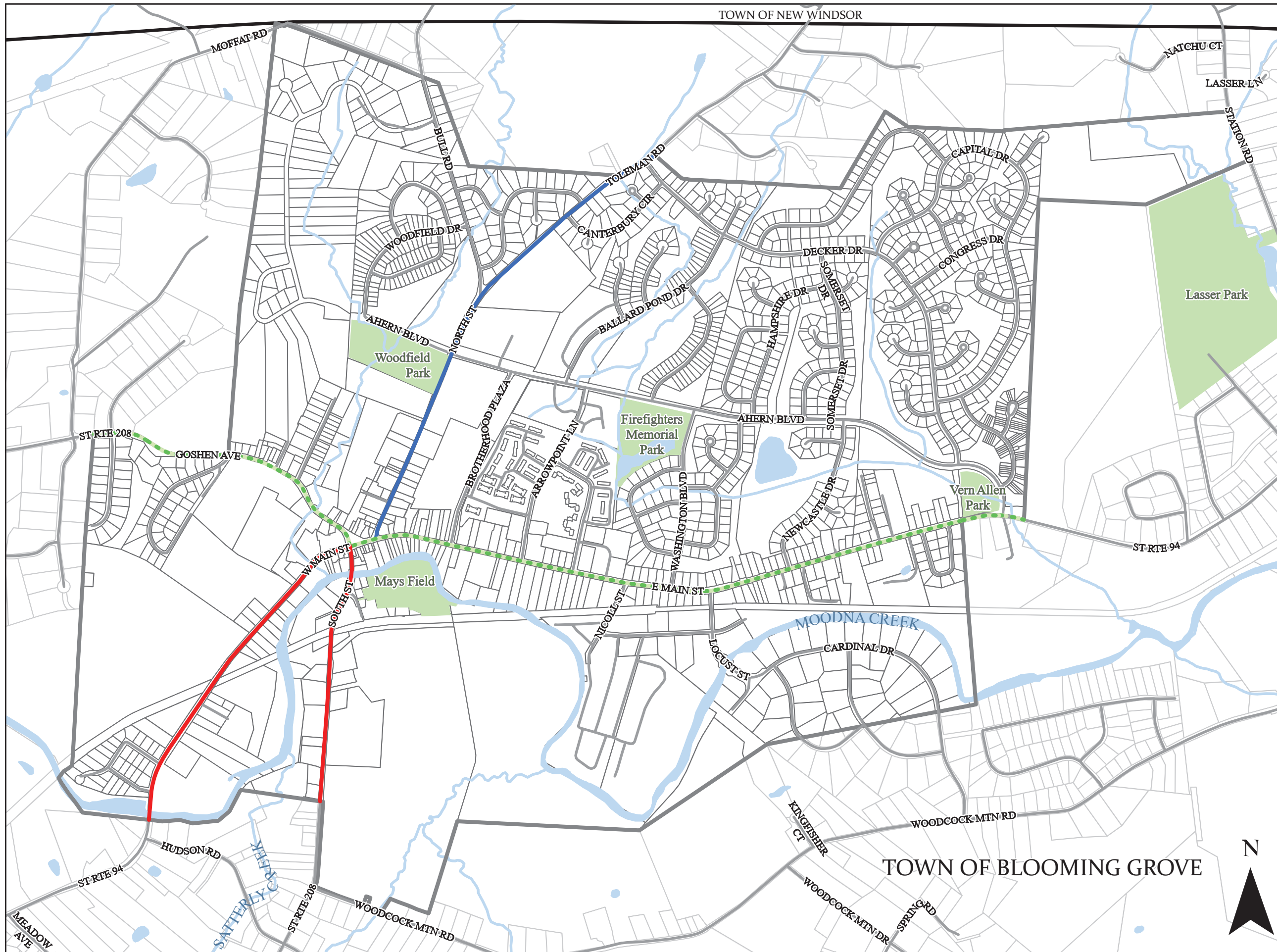
Map 13 NYS DOT Functional Classifications

Legend

-  Washingtonville Boundary
-  Streams, Rivers, Ponds
-  Parks
-  Washingtonville Parcels
-  Blooming Grove Boundary
-  Surrounding Municipalities
-  Blooming Grove Parcels
- Roadway Classification**
-  Principal Arterial Other
-  Minor Arterial
-  Major Collector
-  Local

Sources: Orange County GIS Portal, NYS GIS Clearinghouse.
Date: August 2023.
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2
Miles











VILLAGE OF WASHINGTONVILLE




Comprehensive Plan

Map 14 Annual Average Daily Traffic Volumes 2021

Legend

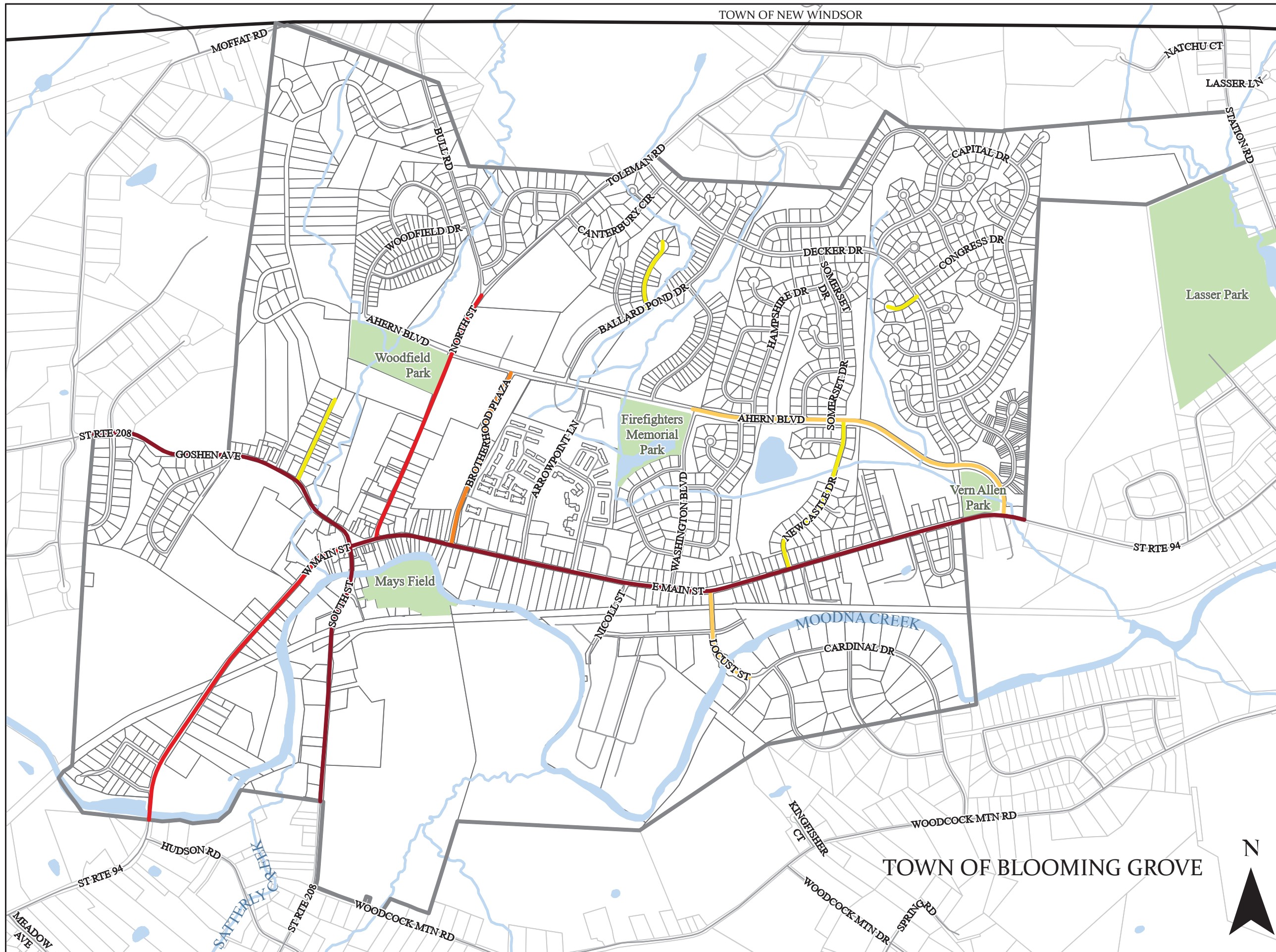
-  Washingtonville Boundary
-  Streams, Rivers, Ponds
-  Parks
-  Washingtonville Parcels
-  Streets
-  Blooming Grove Boundary
-  Surrounding Municipalities
-  Blooming Grove Parcels

Actual AADT

-  1 - 500
-  501 - 1500
-  1501 - 2500
-  2501 - 5500
-  5501 - 8374

Sources: Orange County GIS Portal, NYS GIS Clearinghouse, NYSDOT Traffic Data AADT 2021
Date: August 2023
Scale: 1 inch equals 0.2 miles.

0 0.1 0.2 Miles



TOWN OF NEW WINDSOR

TOWN OF BLOOMING GROVE

CHAPTER 6: COMMUNITY FACILITIES & SERVICES

6.1 COMMUNITY FACILITIES & SERVICES

The Village of Washingtonville’s residents, landowners, and businesses are well served by the comprehensive system of facilities and services provided by governmental and community agencies, employees, and volunteers which collectively add to the quality of life within the Village of Washingtonville. Besides Village government, services are administered by various districts, including school, fire, and ambulance, as well as utilities. The Village strives to ensure that all residents are served adequately by programs and facilities which considered to be basic necessities and essential services. Narratives for community services below were gathered in part by Comprehensive Plan Committee members.

6.2 VILLAGE GOVERNMENT

The Village of Washingtonville manages multiple departments which provide community services and facilities to residents through the allocation of local tax dollars. While the list of services the Village provides is extensive, generally appropriations are dedicated to:

- Village Board
- Building Department
- Department of Public Works
- Justice Court
- Planning and Zoning
- Architectural Review Board
- Ethics Board
- Police Department
- Fire Department
- Village Clerk
- Village Historian
- Water and Sewer

Village services such as the Police Department, Fire Department, Public Works, water and sewer, and Building Department are supported through Village-wide taxation.

Washingtonville Village Hall, located at 9 Fair Lawn Drive, is the host to most of these offices and services, aside from the Police Department, Fire Department, and Department of Public Works. The building is open from 8 a.m. to 4 p.m. Monday to Friday.

6.3 POLICE

The Village of Washingtonville Police Department, located at 31 Main Street, serves approximately 6,000 residents within the 2.5 square mile boundary of the Village. The department primarily covers the Village, but also assists State Police, Blooming Grove, and South Blooming Grove if requested. In 2022, the department responded to a total of 4935 calls (13-15 calls a day), which primarily are in response to stolen vehicles, burglaries, domestic

issues, tickets, accidents, and other 911 calls. Response time for the calls vary depending on distance to the call, type of call, and traffic, but typically range between a few minutes to 20 minutes.

The Department currently consists of 15 full-time officers which includes one detective, 8 part time officers, one K-9, and 3 civilian employees on dispatch. Although the Department states that they are adequately equipped to service the Village, an additional officer may be hired within the next 3-5 years due to population increases in the Village. There are police personnel stationed at Washingtonville's three schools during the academic year. The police officers stationed there are part time, and their presence has resulted in a positive relationship between the students, their families, and the district. Overall, the Police Department is very community oriented, maintaining open relationships with the Village's businesses and residents. The Department's personnel consistently participate in community outreach events, Orange County events and trainings, and educational events for all ages.

The Police Department's equipment consists of vests and protective equipment for all officers, and the Department owns 12 marked vehicles, 1 unmarked vehicle, and one K-9 Unit. All equipment is regularly maintained, with the vehicles being replaced about once every 5 years.

An interview was conducted with the Police Department, where multiple issues and needs were identified. Overall, it was identified that facilities are currently too small for the needs of the Department. The police station is an old two-story structure, originally a firehouse. The reception area is very small, as is that the dispatch office attached. The rear entrance has a concrete ramp designated for handicap use, however the two right angled turns make it difficult for continuous movement of a wheelchair and access to the upper level also prohibits any individuals that may be handicapped from going upstairs.

The area where processing complaints and any arrested individuals is very cramped and close together and the center area of the second floor is also very confined, especially when meetings are held. A computer main frame is located at the back of the room, free standing with open access with no other suitable place for storage. Lockers for the officers are scattered throughout the upper lever, including the bathroom hallway in which a small room for female officers sits. This room also hosts the HVAC system and causes the area to be extremely tight. Supplies are kept in the one closet in the building, as well as the tub within the bathroom. The last time the building was renovated was 1994, and at this time it was made known that the windows need replacement, as well as the doors to the outside.

Outside the building, parking is very limited. Access to the building both in and out is a single driveway shared by a commercial insurance company and two residential homes located at the back of the building, causing multiple accidents when police were trying to respond to calls. The

single drive poses a problem for the general purpose of the building and call response times, especially as vehicles are required to move around each shift time. Overall, parking is very restricted at all times, especially when meetings are held.

6.4 AMBULANCE

The Blooming Grove Ambulance Corps is the sole Volunteer Ambulance service to the Village of Washingtonville. The Corps currently operates from one station located at 7 North Street in Washingtonville, and serves the entire Town of Blooming Grove, all Villages within the Town, and approximately 60% of the Town of Hamptonburgh. Currently, there are 32 volunteer EMTs and drivers, 22 career EMTs, and 27 career paramedics. In 2022, they responded to 1,987 calls for service.

The Corps currently operates three BLS (basic life support) ambulances and 2 paramedic (advanced life support or ALS) fly cars, that are regularly maintained. They staff one BLS ambulance and one ALS fly car 24 hours/7 days per week and have a second paramedic on duty during the hours of 10 a.m. and 10 p.m., as well as additional BLS units staffed by volunteers who respond from home when needed.

It has been identified that Blooming Grove Ambulance has outgrown the current facility and are working on plans for a new station, on the same property as the Town Highway Department on Route 94, just outside the Village. If there is a significant increase to the population and/or nonresidential development, this would likely increase the call volume and require additional staff.

The Ambulance Corps also identified that emergency access across the village both east/west and north/south has become difficult during school drop off times and dismissal. The traffic on both 94 (Main Street), 208 (South Street and Goshen Avenue) and North Street back up for multiple minutes during these times and slow emergency responses.³¹

6.5 FIRE DEPARTMENT

Fire protection for the Village of Washingtonville is primarily provided by the Village of Washingtonville Fire Department, also known as the Monell Engine Company, located at 89 East Main Street. The Department consists of 65 members, all of which are volunteers. The Department covers the entire Village of Washingtonville, the northern part of the Town of Blooming Grove, as well as a contracted area of the Town of New Windsor. In a normal year,

³¹ Chief Medic Brian Bates, August 2023

the Department responds to roughly 350-375 calls for service. However, the department is on track to hit 400 calls in 2023.

The Department operates three Class A engines, two of which carry 1,000 gallons of water and one that carries 2,700 gallons of water. They also operate a 100-foot ladder truck, a mini pumper, 3 chief vehicles, 3 support vehicles, and a water rescue trailer that carries the boat and other water rescue equipment.

The Washingtonville Fire Department has identified multiple issues. Overall, the Department has outgrown its current fire house, and is forced to keep two of its support vehicles and trailer outdoors. The Fire District also hopes on building a second firehouse within the next ten years.

It was also stated that emergency access across the Village both east/west and north/south has become difficult during school drop off times and dismissal. The traffic on both 94 (Main Street), 208 (South Street and Goshen Avenue) and North Street backs up for multiple minutes during these times and slow emergency responses.³²

6.6 EDUCATION

The Village of Washingtonville is entirely served by the Washingtonville Central School District. The District has three (3) elementary schools, one (1) Middle School, and one (1) High School, and offers Pre-K through Grade 12. The district has among the highest graduation rates in Orange County at 93 percent, serving a total of over 3,700 students. In the 2021-22 school year, K-12 enrollment was 3,740 students, with each grade with an approximate average of 270 students. All schools are located within the Village of Washingtonville except for Round Hill Elementary located in the unincorporated area of the Town of Blooming Grove and Little Britain Elementary School Located in the Town of New Windsor. The schools within the district are as follows:

- Little Britain Elementary School
- Round Hill Elementary School
- Taft Elementary School
- Washingtonville High School
- Washingtonville Middle School

The district also hosts one District administrative building that holds offices including that of the Superintendent and Board of Education, as well as sport fields available for use/rent at the Middle and High Schools.

³² Chief Brian Bates, August 2023.

Departments and programs that the District hosts are as follows

- Athletics
- Attendance
- Building and Grounds
- Business Office
- Cultural Equity
- Curriculum and Instruction
- Dignity for All
- Food Services
- Health Services
- Pupil Personnel Services
- Personnel Office
- Registration
- Social Work Services
- Technology
- Transportation

Since 2012, school enrollment has declined by 13.6 percent. However, the last reported school year enrollment did increase slightly. This may be an indication of the housing stock turning over, i.e., empty nesters selling to young families and households.

TABLE 6.1 ENROLLMENT OF WASHINGTONVILLE CENTRAL SCHOOL DISTRICT (K-12)		
School Year	Number of Students	% Change from Previous Year
2012-2013	4,329	-
2013-2014	4,202	-2.9%
2014-2015	4,124	-1.9%
2015-2016	4,057	-1.6%
2016-2017	3,969	-2.2%
2017-2018	3,909	-1.5%
2018-2019	3,898	-0.3%
2019-2020	3,801	-2.5%
2020-2021	3,724	-2.0%
2021-2022	3,740	0.4%
Overall % change from 2012 to 2022		-13.6%
Source: NYSED Data Website, 2023.		

6.7 LIBRARY

The Moffat Library of Washingtonville, the Village’s sole library, is located at 6 West Main Street in the center of the Village and serves all Washingtonville residents and the Washingtonville

Central School District. It provides a vast database of both physical and virtual resources as well as providing a children’s library, research and learning resources, public computers, printers, and career resources. The library also hosts activities, workshops, and events for the public and all ages such as book clubs, specialized clubs, READ Dogs events, literary performances, writer’s circles, movie nights, summer reading programs, children's story time, and more. ³³ More information on the history of the Moffat Library can be found in **Chapter 7, Historic and Scenic Resources**.

6.8 PARKS AND RECREATION

Parks and recreational resources in the Village of Washingtonville are administered by the Town of Blooming Grove, which provides many special services to the Town of Blooming Grove and the Village of Washingtonville. Some of the programs they host include after school programs, summer meals program, club sports, summer camps, teens summer programs, music time, public sports games, facility rentals, and parks maintenance. There are a total of eight (8) parks located in the Village of Washingtonville, and details of those parks are below.

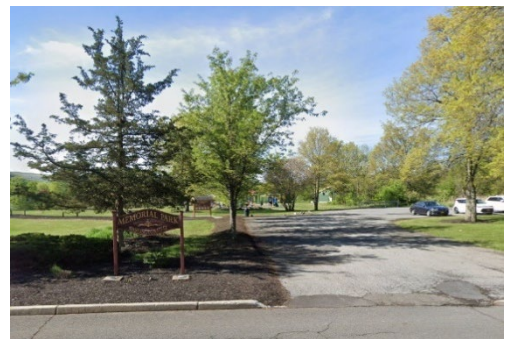
E.J. McLaughlin Commons

The E.J. McLaughlin Commons, located in the center of the Village across from the Library, is a small triangular landscaped area dedicated to E.J. McLaughlin III, a local Washingtonville artist, historian, and author who passed away on April 20, 1995. The commons hosts sidewalks and a short walking path to a shelter, as well as a bench.



Firefighter’s Memorial Park

Firefighter’s Memorial Park, located at 24 Ahern Boulevard serves as the Village’s primary place for 9/11, Veteran’s Day, and Memorial Day services and events. The park hosts a walking path, parking lot, playground, benches, and a memorial in remembrance of Firefighters who lost their lives on 9/11.



³³ <https://moffatlibrary.org/events/month>

L. Vern Allen Park/Woofingtonville Dog Park

L. Vern Allen Park, located at 4 Ahern Boulevard, is a popular location for Washingtonville and Blooming Grove recreation events. The park hosts a parking lot, playground, handicapped accessible path, a comfort station, a multi-use sports court, and the Woofingtonville Dog Park. Some events that utilize the park are the Annual Carnival, the Food, Fire, and Fun Festival, Zumba in the Park, fundraising events, and more. Woofingtonville Dog Park has an off-leash area where dogs can play. The off-leash area is securely fenced. It also features a designated area for smaller dogs, ensuring that small dogs can play safely and comfortably away from larger dogs. The park has a unique splash pad area designed specifically for dogs. Owners can watch from nearby seating areas. Woofingtonville Dog Park also boasts a walking trail that winds through the trees and around a pond³⁴.



May's Field

May's Field, located at 7 Depot Road, is host to most of Washingtonville's baseball and softball teams. The park has a small playground, concessions stand, field storage, and three (3) baseball/softball fields. The park's most popular use is the Washingtonville Little League program, which is open to ages from toddler to teen.



Naomi Sewell Richardson Memorial Park

Naomi Sewell Richardson Memorial Park, located at 37 West Main street, is the Village's newest park, only breaking ground on May 11, 2019. The park was dedicated to Naomi Sewell Richardson, as she was the first African American to graduate from Washingtonville High School and one of the founding members of Delta Sigma Theta, one of the first Black Sororities to be founded in the United States.³⁵ Currently, the park consists of a gravel area that looks over the Moodna Creek.



³⁴ <https://www.dogdog.org/dog-park/woofingtonville-dog-park-washingtonville>

³⁵ <https://moffatlibrary.org/throwback-thursday-september-23-2021/>

Woodfield Park

Woodfield Park, located on Highgrove Drive, is the home to Washingtonville’s only Skate Park. Aside from the skatepark, the park also has a baseball/softball field, a comfort station, benches and picnic tables, and a playground. The baseball/softball field is also primarily utilized by the Little League program.



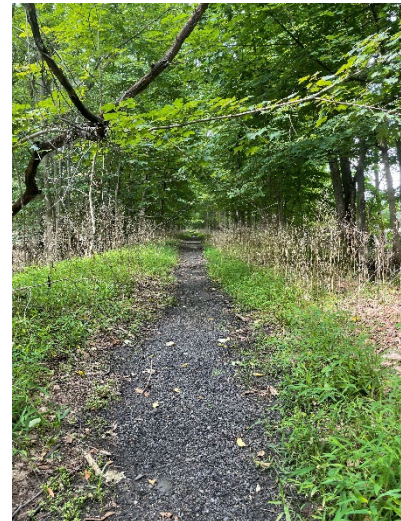
Veterans Square

Veterans Square is a small pocket park located adjacent to Route 94 and in front of the Village’s parking lot. It has veteran’s memorial plaques and monuments, and sitting benches.



Schunnemunk Rail Trail

In October 2021, the Open Space Institute purchased an unused railbed that goes through the southern portion of the Village of Washingtonville and surrounding communities to construct the Schunnemunk Rail Trail. The trail was previously a section of the former Erie Railroad Line in Orange County, and is now a completed multi-use recreation trail for walkers, cyclists, hikers, and birders. In total, the trail is 10 miles long and 101 acres and connects the Schunnemunk Mountains and about 93,000 acres of protected land to surrounding communities.³⁶



³⁶ <https://www.openspaceinstitute.org/news/open-space-institute-purchases-unused-railbed-for-development-of-a-schunnemunk-rail-trail>

6.9 UTILITIES

The ability of the Village to accommodate any additional development depends in large part on the infrastructure available to serve it. This section specifically considers water supply and wastewater treatment infrastructure. The discussion of utilities is based on discussions with the Village Engineer, as well as a review of relevant documents.

6.9.1 WATER RESOURCES

The Village of Washingtonville is well-served by a public water supply system (PWS ID 3503567). Two shallow sand and gravel wells (Wells 1A and 3) are located on Village-owned property at the end of Conklin Way, across from the school complexes and provide the Village with water and approximately 230 feet apart and approximately 400 feet from the Moodna Creek. The water system consists of two wells, a small chlorination facility, two storage tanks and approximately 29,200 feet (5.5 mile) of water pipe. The wells are approximately 43-45 feet deep.

According to a 2022 Annual Water Quality Report, the water system serves approximately 7,000 people through 1,843 service connections. The total water produced in 2022 was 188 million gallons. The daily average of water treated and pumped into the distribution system was 540,000 gallons per day. The amount of water delivered to customers was 194 million gallons for 2022. Some water is unaccounted for water was used to flush mains, fight fires, sweeper truck filling, sewer plant usage, system leaks and unregistered service connection water meters.

The source water assessment has rated the two wells as having medium-high to very high susceptibility to microbials, nitrates, industrial solvents and other industrial contaminants. The ratings are due to the close proximity of a SPDES permitted discharge facility (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal government) and the low-level residential activity that are located in the assessment area. In addition, the wells are high yielding wells drawing from an unconfined aquifer and the overlying soils are not known to provide adequate protection from potential contamination. While the source water assessment rates the wells as being susceptible to microbials, village water is disinfected to ensure that the finished water delivered into your home meets or exceeds New York State's drinking water standards for microbial disinfection.

The NYSDEC permit for the water system (3-3320-00133-00001) allowed the Village a combined total taking of 1,710 gallons per minute (gpm) from four approved wells. It is noted there are two additional wells along Conklin Way that are not in service (one well having been replaced

by Well 1A which was installed in 1994. The original Well 1 was from 1941). Well 2 at the Conklin Way well field is for emergency use.

Other wells are present which are or can be connected to the system. A well is located next to the Fireman's Memorial off of Ahern Boulevard (a rock well). The quality is not as good with iron and manganese present. A well in Moffat Ridge produced over 100 gpm during a dry year, but further development of the wells was not continued. Two wells are also located within the High Grove development – one well is online, the other would have to be further investigated due to the high silt levels in the well. Two wells are also present at the west end of Ahern Boulevard in Woodfield – this is a relatively new system.

Water is stored in two tanks - one that is accessed from the end of Prides Crossing and another along Clinton Drive – no additional tanks are needed in the Village to provide storage or address water pressure.

Most of the Village is served by the Village's municipal water supply. At present, the current water system lines end about 1,000 feet to the south of Moodna Creek along Route 208 in the vicinity of the Casazza property. The exception is the homes that are located in the Meadows Subdivision, e.g., along Cardinal Drive – these homes are served by individual wells.

The Village Engineer has opined that the Village should be supplementing its water supply sources. The sand and gravel wells are more susceptible to drought.

In 2020, a Water and Sewer Infrastructure Master Plan was prepared by Delaware Engineering. With regard to the water system:

- The water supply is vulnerable to drought, contamination or flooding events as both primary wells are located in the same well field. It is highly recommended that the Village commence further exploration of wells that have previously been developed, or other sources, to increase the water supply system flexibility and resiliency
- There are some water system upgrade needs, the financing of which can be considered in the water use rent and Facility Charge calculations moving forward.
- The Village should actively maintain a Source Water Supply Protection Area of at least 200 feet around each of the sand and gravel wells, in order to prevent contamination of the wells.

6.9.2 WASTEWATER TREATMENT

As per the Delaware Engineering Report, The Village owns and operates a wastewater treatment plant that discharges to Moodna Creek (SPDES NY0023671, 2015 to 2020). The State Pollution Discharge Elimination System (SPDES) permit was last modified in 2016 and expires in July 2020. The plant utilizes an oxidation ditch, settling tanks, a sand filter, a trickling filter, clarifiers and sludge handling. The Village of Washingtonville wastewater treatment plant (WWTP) has sufficient capacity, and its capacity was expanded approximately five (5) years ago. The WWTP has two treatment trains - a sequencing batch reactor (SBR) was added and the plant provides tertiary treatment to remove phosphorus and nitrogen from the effluent. The capacity is presently 0.85 million gallons per day (MGD). The current improvements were installed and designed to be flood hardened.

Discharge monitoring reports show an annual average daily flow of about 135,000 gallons more wastewater flow than water production across the years 2017 through 2019. This indicates that infiltration and inflow to the sewer collection system is an issue that needs to be addressed.

The sanitary wastewater collection system is composed of approximately 112,762 feet of gravity sewer pipe and 6,935 feet of pressure force main (approximately 22.7 miles of pipe total) with 577 manholes that is served by 5 (five) pump stations some of which require improvements.

6.9.3 STORMWATER MANAGEMENT

Little information exists related to the Village's stormwater system. However, numerous efforts have been made to address drainage within the Village and Town of Blooming Grove after the impacts of Hurricane Irene and Tropic Storm Lee.

In 2017, WSP was commissioned by the Governor's Office on Storm Recovery to prepare a drainage master plan for the Town and its two villages³⁷. The plan was intended to identify flood mitigation projects for implementation. Hydrologic, hydraulic and stormwater analyses and modeling were conducted as part of this effort. Among the recommend projects was Route 94 culvert modifications within the Village of Washingtonville, as well as the removal of the Mays Field Dam. As part of this effort a map of the stormwater structures and conduits in the Village was prepared.

37

<https://www.townofbloominggroveny.com/Portals/5/NY%20Rising/Final%20Blooming%20Grove%20Drainage%20Master%20Plan%20Report%20-%20reduced.pdf?ver=2019-12-03-183205-207>

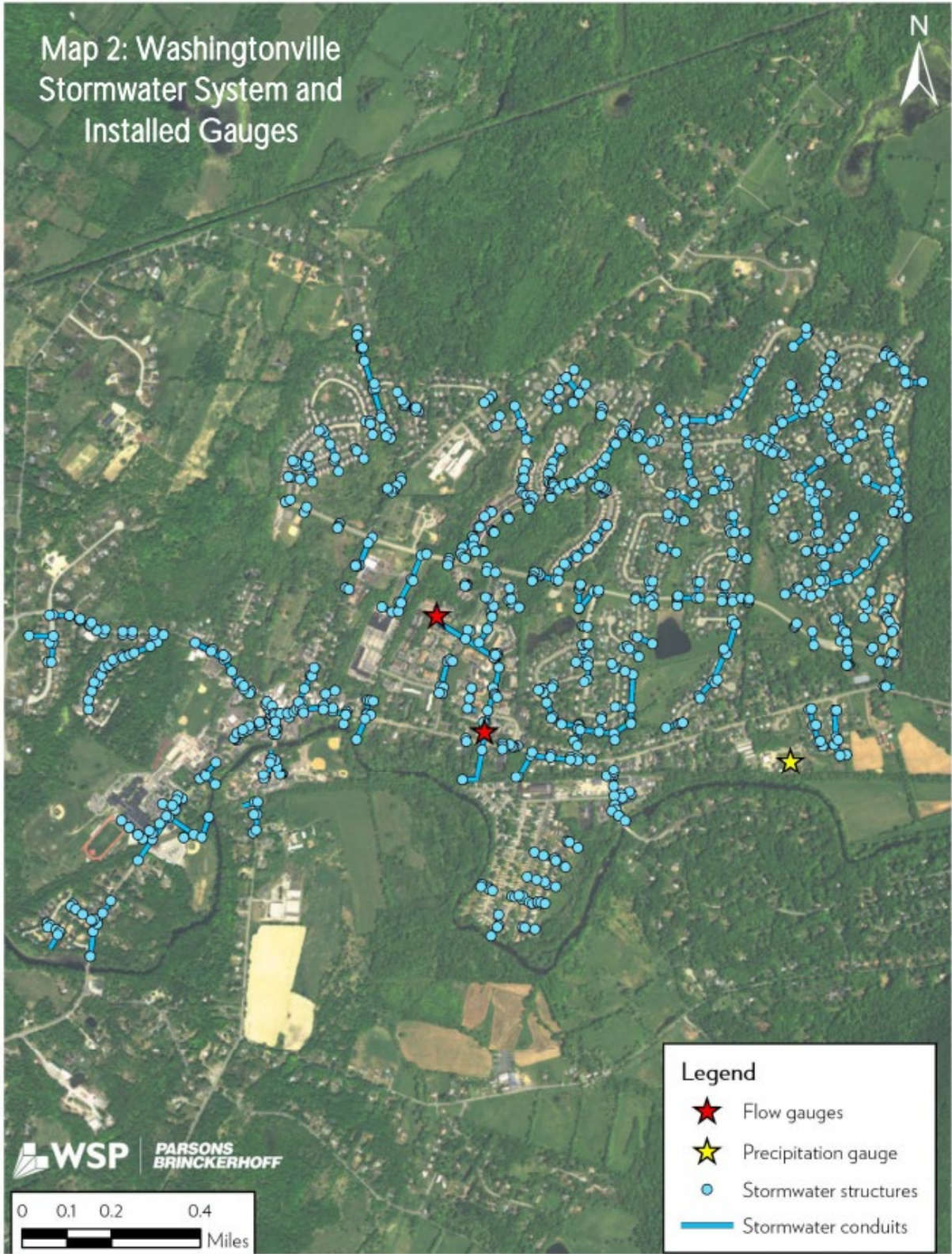


FIGURE 6.1 WASHINGTONVILLE STORMWATER SYSTEM

As a result of the studies, 12 deficiencies in the stormwater system were identified:

- Undersized culvert under Route 94 directly east of the Ahern Blvd and Route 94 Intersection
- Inadequate culvert at the intersection of Congress Drive and Valley Forge Way
- Undersized stormwater conduits along Decker Drive between Congress Drive and Pilgrim Lane
- Undersized culvert and stormwater conduits at the Intersection of Decker Drive and Capital Drive
- Inadequate culvert at the Intersection of Ahern Boulevard and Pembroke Road
- Undersized culvert at the Intersection of Ahern Boulevard and Hampshire Drive
- Undersized culvert at the Intersection of Ahern Boulevard and Washington Boulevard
- Undersized culvert under Ballard Pond Drive directly North of Reed Court
- Undersized culvert under Ahern Boulevard between Alexander Drive and Arrow Point Lane
- North Street/Main Street intersection characterized by sudden slope change with undersized conduit system; Water backups from the Moodna Creek also a problem due to direct, unprotected outfall in the Creek
- Undersized and deteriorating stormwater system resulting in frequent flooding, in conjunction with backwater from Moodna Creek due to mild slopes
- Undersized culvert under Goshen Avenue downstream of Tower Hill Drive

The drainage plan recommended several improvements for the Village of Washingtonville:

- Removal of the Mays Field Dam. The dam is approximately 6 feet high from its foundation, and is approximately 5 feet above the streambed. Removal of the dam would provide flood reduction benefits upstream of the structure and prevent dam failure. Removal will increase the conveyance capacity of Moodna Creek. It is noted that the dam removal does not significantly change flood conditions during a 2-year storm event. It would increase aquatic connectivity. An analysis of the impact on the Village's wells must precede any removal as it may impact the well yield – there is still some consideration of the wells being under the influence of the creek's surface waters.
- Replace the culvert under Route 94 at its intersection with Ahern Boulevard with an enlarged culvert.
- A host of other recommendations which could be pursued by the Village, including but not limited to installation of best management practices and culvert enlargement and improvements, riparian corridor conservation, education programs, and updated FEMA mapping.

Ultimately, the Route 94 culvert was prioritized for funding. The Governor's Office of Storm Recovery (GOSR), an office of the New York State Housing provided funding to replace and upgrade the culvert at the intersection of Ahern Boulevard and State Route (SR) 94.



The Hydraulic and Hydrologic (H&H) study determined that the SR-94 culvert is undersized which causes flooding at upstream ends. The culvert conveys surface water within an unnamed perennial tributary to Moodna Creek. The water channel of the tributary was graded, and SR 94 was graded for proper grade and water conveyance. Rehabilitating the culvert under SR 94 and properly conveying stormwater to Moodna Creek will prevent future flooding in Washingtonville.

By Local Law 1 of 2020, the Village of Washingtonville did enact stormwater management regulations to comply with the minimum standards prescribed by the NYS Department of Environmental Conservation. The regulations are from the NYSDEC model law, which requires that stormwater pollution prevention plans (SWPPP) be prepared for certain land development activities. The SWPPP must be approved by the Village-designated Stormwater Management Officer, as the Village is a designated MS4 community. As an MS4 community, it is required to file an annual report with the NYSDEC and establish stormwater management goals and education.

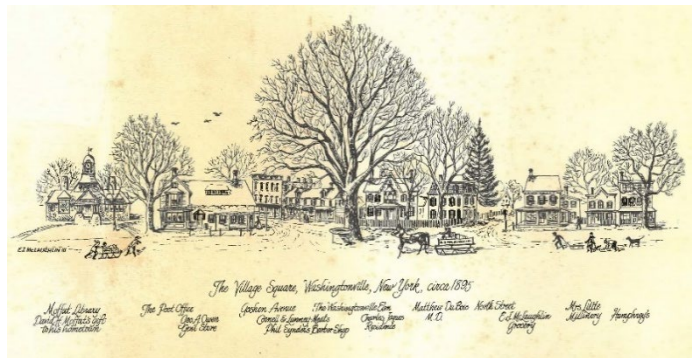
CHAPTER 7: HISTORIC & SCENIC RESOURCES

7.1 HISTORIC RESOURCES

The following chapter is based on review of data regarding historic properties accessed through the NYSOPRHP Cultural Resource Inventory system (CRIS)³⁸, the publication “Around The Watering Trough” by Edward J. McLaughlin III, Moodna Creek Watershed Conservation and Management Plan³⁹ and conversations with the Jeanne Versweyveld who graciously provided additional local history.

It is believed that the first settler in the area known today as the Village of Washingtonville was a principal chief of the Waoranek Indians by the name of Maringamus. His wigwam was located on the north side of the Moodna Creek, historically referred to as Murderers’ Creek. Maringamus is reported to have been friendly to other settlers and was likely a friend of Vincent Mathews, the first non-native settler in the Washingtonville area. Mathews built a grist mill at the falls of Moodna Creek, now referred to as Salisbury Mills in the unincorporated Town of Blooming Grove after he was sold the Rip Van Dam patent for the land in 1721. The eastern portion of Washingtonville from the Walden Savings Bank and eastward into the unincorporated Town was part of the original Mathew’s estate, also known as Mathewsfield. In 1731, Thomas Goldsmith purchased the Mompesson patent for 1,000 acres of land, later erecting a dwelling on the north side of Moodna Creek, just west of including a part of what is now the incorporated village.

The area known as the Village of Washingtonville today was previously known as Little York, a hamlet of the Town of Blooming Grove. In 1809, John Jacques set up a shoemaking shop in Little York, a settlement of nine houses. He would then establish Brotherhood Winery in 1839, America’s Oldest winery. In 1811, Samuel Moffat built a trading post, bringing additional industry to the area. In 1818, Moffat built the Washington Tavern, as a hotel was needed for travelers in the area. It was in this same year that the Jacques brothers, Samuel and John, adopted a new name for the Village – Washingtonville. It is believed that Washington came through the Village and watered his horse



The Village Square, Washingtonville.

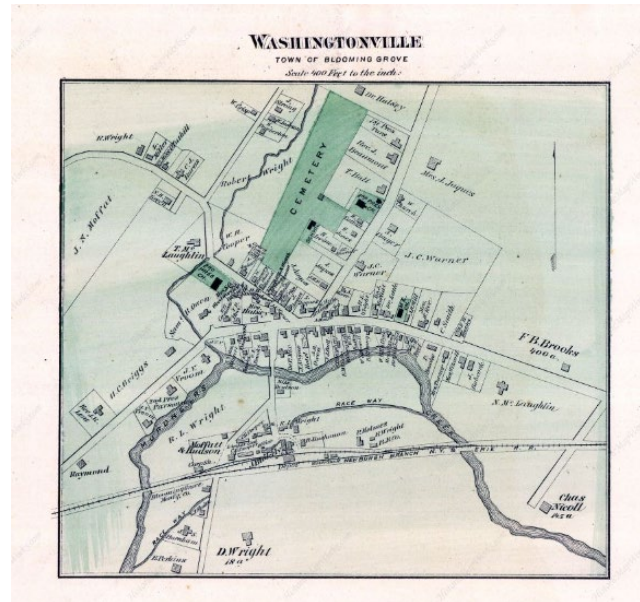
Source: Jeanne Versweyveld.

³⁸ [Cultural Resource Information System \(CRIS\) \(ny.gov\)](https://www.nysoprh.org/cultural-resource-information-system-cris)

³⁹ [Moodna Creek Watershed Management Plan \(orangecountygov.com\)](https://www.orangecountygov.com/moodna-creek-watershed-management-plan)

at the trough located under a big elm that was previously located in the center of the Village downtown.

According to the History of Orange County (Ruttenber and Clark) Washingtonville was the principal village in the Town of Blooming Grove situated almost centrally along the “old road” between Newburgh and Goshen, and just east of where the Otter Kill and Cromline Creek meet up and join Moodna Creek. By 1881, “it is a stirring business place, with shop, stores, manufactures, schools and churches.” The Village was surrounded by rich fertile alluvial lands which were farmed, and Washingtonville became a gathering place for area farmers, a location where goods and products could be shipped via the railroad that passed through the village. A grist mill was owned and operated by Thomas Fulton. Taylor and Belknap made cheese boxes, wagon-felloes, spokes, hubs and other parts. A creamery was located in the Village, established by the Farmer’s Association. Businesses in the village included grocerers, general merchandise, furniture, feed operations, coal, hardware, and tin shops, harness and horse goods, blacksmithing and wagon shops, drug stores, insurance agencies, and physicians.



Map of Washingtonville.

Source: *Orange County Atlas, 1875.*

Interestingly, a raceway had been constructed bypassing water from Moodna Creek, and which traveled to the former depot along Depot Place and toward Route 208 to service properties there. The raceway no longer exists.

Given the rich historic roots of the Village, inventorying the historic resources is a critical component in the analysis of Washingtonville’s existing conditions. Historic resources are not only a source of identity for the community but can additionally provide enhanced economic opportunities, strengthen the community’s social fabric, and more. The National Register of Historic Places is a federally sponsored inventory of sites and districts of historic significance in the United States. Similarly, the New York State Historic Preservation Office (NYSHPO) inventories sites significant to the State as well, with many sites often overlapping with those listed on the National Register. Sites and districts may be eligible for listing on the State and/or National Register of Historic Places if they meet one of four criteria. These criteria are:

- i. Associated with events that have made a significant contribution to the broad patterns in history;
- ii. Associated with the lives of persons significant in the past;
- iii. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- iv. Have yielded or may be likely to yield information important in prehistory or history.

Under Federal law, owners of private property listed on the National Register are free to maintain, manage, or dispose of their property as they choose, provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so. However, recognition on the Register does provide benefits. Owners of properties listed on the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. Grant money is widely available to not-for-profit organizations and municipalities for historic preservation purposes. Note that federal or state listing does not protect a property from actions at the local law, e.g., a property owner may demolish a historic structure absent any local historic law.

Two (2) sites are listed in the State and National Registers of Historic Places within the Village of Washingtonville. Additionally, 22 other sites have been granted eligibility for listing on the Register. The summary table below, **Table 7.1, National Register of Historic Places** provides all listed and eligible sites within the Village's boundaries. **Map 15, Historic Resources** shows the locations of all of the NRHP sites that are listed, eligible, undetermined, and ineligible in the Village of Washingtonville. We note that not all of the locations identified by the NRHP are still present in the Village, such as Betty's Country Kitchen. Additionally, the NHRP identified six (6) sites of undetermined eligibility, which have the possibility to be eligible for listing. There are also 48 locations that were investigated and deemed not eligible.

7.1.1 NATIONAL REGISTER OF HISTORIC PLACES

TABLE 7.1 NATIONAL REGISTER OF HISTORIC PLACES	
LISTED SITES	
1.	Moffat Library
2.	Brotherhood Winery
ELIGIBLE SITES	
1.	83 West Main Street
2.	FB Paisley House (Saltes Residence)
3.	Washingtonville Middle School
4.	42 West Main Street
5.	Betty's Country Kitchen*
6.	Gothic Revival Residence, c. 1872 (33 West Main Street)
7.	First Presbyterian Church
8.	26 South Street
9.	33 Goshen Avenue
10.	2 South Street
11.	Chase Bank
12.	5 East Main Street
13.	16 North Street
14.	Washingtonville Cemetery
15.	38 North Street
16.	11 North Street
17.	35 East Main Street
18.	36 East Main Street
19.	23 North Street
20.	Saint Mary's Cemetery
21.	62 East Main Street
22.	Mrs. E. Hallock House (Dr. Friedman Residence)
Source: Cultural Resource Inventory System, 2023.	

The following presents background on the National Register listed sites.

1. Moffat Library

- Construction Year: 1887
- Summary of Significance: The Moffat Library is listed under Criterion C as a distinguished example of American Queen Anne style civic architecture constructed as a gift to the Village of Washingtonville by the wealthy industrialist, David H. Moffat, Jr.



Moffat Library ~ 1887, Jeanne Versweyveld.



Moffat Library 2023, NPV.

2. Brotherhood Winery
 - Construction Year: 1839
 - Summary of Significance:
The Brotherhood Winery is listed under Criterion C as a rare example of an early nineteenth century winery, and under Criterion A for its survival and continued use of one of the nation's oldest wine vaults and its continuous operation for over 160 years.



7.1.2 LOCAL HISTORICALLY SIGNIFICANT LOCATIONS

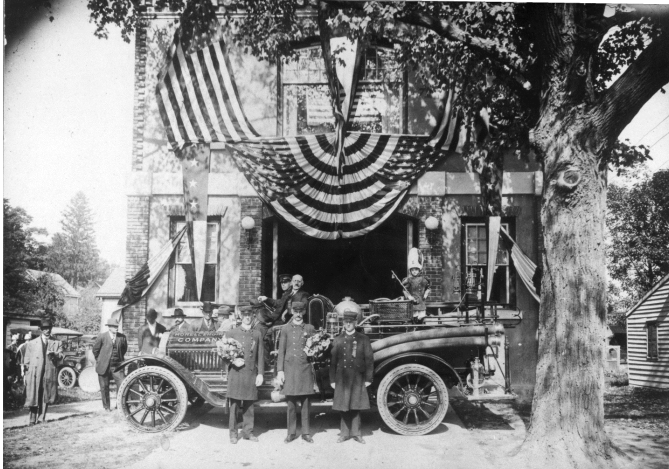
There are numerous locations within the Village that can be clearly identified as significant to the community. Many of these locations were reused as time passed, so that rather than entirely demolishing a building, they were adapted to meet the changing needs of the community. These include the various buildings which have been identified as eligible for listing on the National Register of Historic Places.

1. Jaques Building – Now the Stafford Building with the Jaques incorporated at the rear.



2. The Original Washingtonville Fire Station

This building has been reused, refaced, and is still located in its original location. The front of the building had the single access garage door replaced by a regular front door. The building is now used by the Washingtonville Police Department. Similarities with the original design of the building remain including decorative cornices and quoins and arched opening, which all are Italianate in style.



3. Washingtonville Central School

The building was originally erected to replace the old Washingtonville High School and support the creation of the centralized school districts in the area. This required a much larger building than what was previously used. Its construction was completed in 1933. The building went from being the high school to becoming the Washingtonville Middle School, when the school district was in need of additional expansion and the newer high school was constructed.



4. Village Center – Police Booth

Although not necessarily a reuse, history has been seen repeating itself in the Village center. There was originally a police booth located in the middle of the square, which was removed. It has since been returned to a very similar location and styling as was previously. This is also located in the same general location of the large elm tree mentioned previously, but which likely succumbed to Dutch elm disease.



5. Elizabeth Hallock Home

This massive mansion is located next to the present day Village Hall. Originally a residential home, the property has been reused to accommodate a multi-tenanted use, while still maintaining much of the original appearance.



6. First National Bank

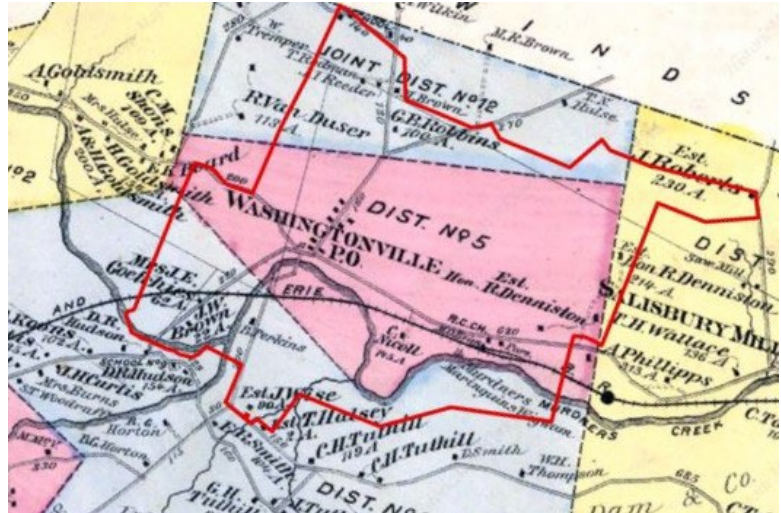


7.2 SCENIC RESOURCES – COMMUNITY CHARACTER

7.2.1 COMMUNITY CHARACTER

A review of historic maps of the Village provides insight into the manner in which the Village evolved. The 1875 Orange County Atlas image shows that most of the Village grew along and was oriented to three primary corridors – Route 94, Route 208, and Toleman Road. The majority of historic properties and structures within the Village will be located along these corridors.

Development elsewhere in the Village occurred mostly in the 1950s to the present, when the Village was suburbanized. There is some remnant agricultural property that remains, which is located on the south side of Moodna Creek along Route 208.



1875 Orange County Atlas.

Source: *Andreas, Baskin & Burr.*

**The current Village Boundary has been superimposed on the image for comparison.*

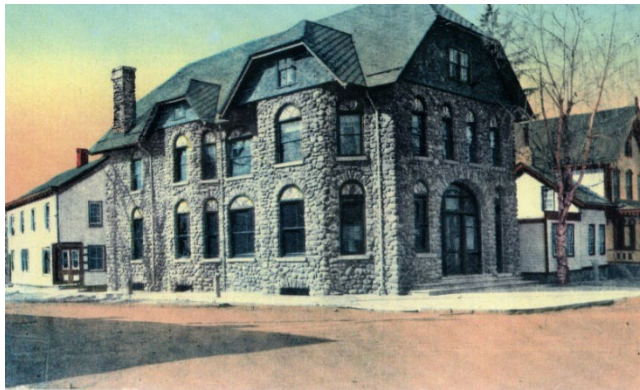
In addition to the numerous reuses seen throughout the Village, it is clear to see the development of the Village through the types of houses and their locations. **Map 16, Year Built** shows the built years of the properties throughout the Village. The image above shows a portion of a historic roads map from 1875 of Washingtonville. Other than the Erie Railroad running through the southern portion of the Village, there were very minimal roads in the Village. When comparing the two maps, it becomes clear that much of the older development occurred along these corridors. Moreover, most of the properties along the historic corridors were developed before 1920 which both supports and explains the reoccurring Colonial and Victorian styling of the houses and buildings. Most of the houses are smaller in scale, with gable roofs and front porches. There are also a few large properties throughout the village that follow more Victorian styling with wrap around porches. Additionally, there were numerous Sears Roebuck houses built in the Village that also kept with similar stylings. Below are some examples of buildings that have retained or continued these original stylings well.

Houses - Then Vs. Now



The downtown, located at the cross streets of Main Street with Route 208 (Goshen Avenue) and North Street, has maintained much of its character in terms of store front design throughout the years. Below is a clear comparison with the biggest change appearing to be the loss of the Hotel to fire, which is now a largely vacant lot used for outdoor dining.

Main Street – Then vs. Now



One of the biggest changes to the downtown area can be seen in the shifting of Goshen Avenue to align straight through the downtown, rather than requiring odd maneuvering by drivers. This required the demolition of Samuel Moffat’s trading post. This building was used as a trading post, general store, grand union, post office, and original location of F&J Pizza. In the older photos below, the clock tower of Moffat Library can be seen as a reference point for the location of the building.



There were some overall patterns present in the community character of the Village. First, the Village consists of low-scale buildings. The Village has few three story-buildings, and most are located within the central business district. The only true three-story buildings in the Village are on the south side of McLoughlin Commons. Other buildings may have a ½ story under the roofline, or within a French mansard roof, but this not common. Most buildings are 1-2 stories in height within the Village, which also gives the Village its sense of lower density. Second Most of the buildings within the Village are located on individual lots, and almost all are separated by side yards, so that there is “green” space placed in and around buildings. The only row-style buildings in the Village are located within the central business district, especially in the vicinity of McLoughlin Commons. Otherwise, the Village does not have significantly large buildings or row-style buildings.

7.2.2 SCENIC RESOURCES

There are a few prominent scenic resources which form the visual image of the Village of Washingtonville. The Village sits within the Moodna Creek valley, which meanders along the Village's southerly boundary. Views of the creek are visible along several road crossings, and the creek is also visible from certain properties, especially within the central business district of the Village and well as the Village park. In most places outside the central business district, there is a visual and wooded buffer between the Moodna and development, as the Moodna is contained within the 100-year floodplain. The 100-year floodplain should be maintained as undeveloped for the obvious health and safety benefits, but also for the visual character it supports in the Village.

Traveling along Route 94 east of the central business district, the terrain along the road is flat, and buildings are smaller, not tall, and there is ample area between the buildings to view Schunne-munk Mountain which is a prominent visual landmark.

In addition, the new residential subdivision constructed in and around the central business district were all designed to preserve wetland and stream corridors which flow to the Moodna. This has created a very visible and green network of woodland which provides a sense of openness and lower density environs, despite the smaller lot sizes in the community. This type of building pattern should be emulated for newer development, where the potential exists.

7.3 HISTORIC REGULATIONS

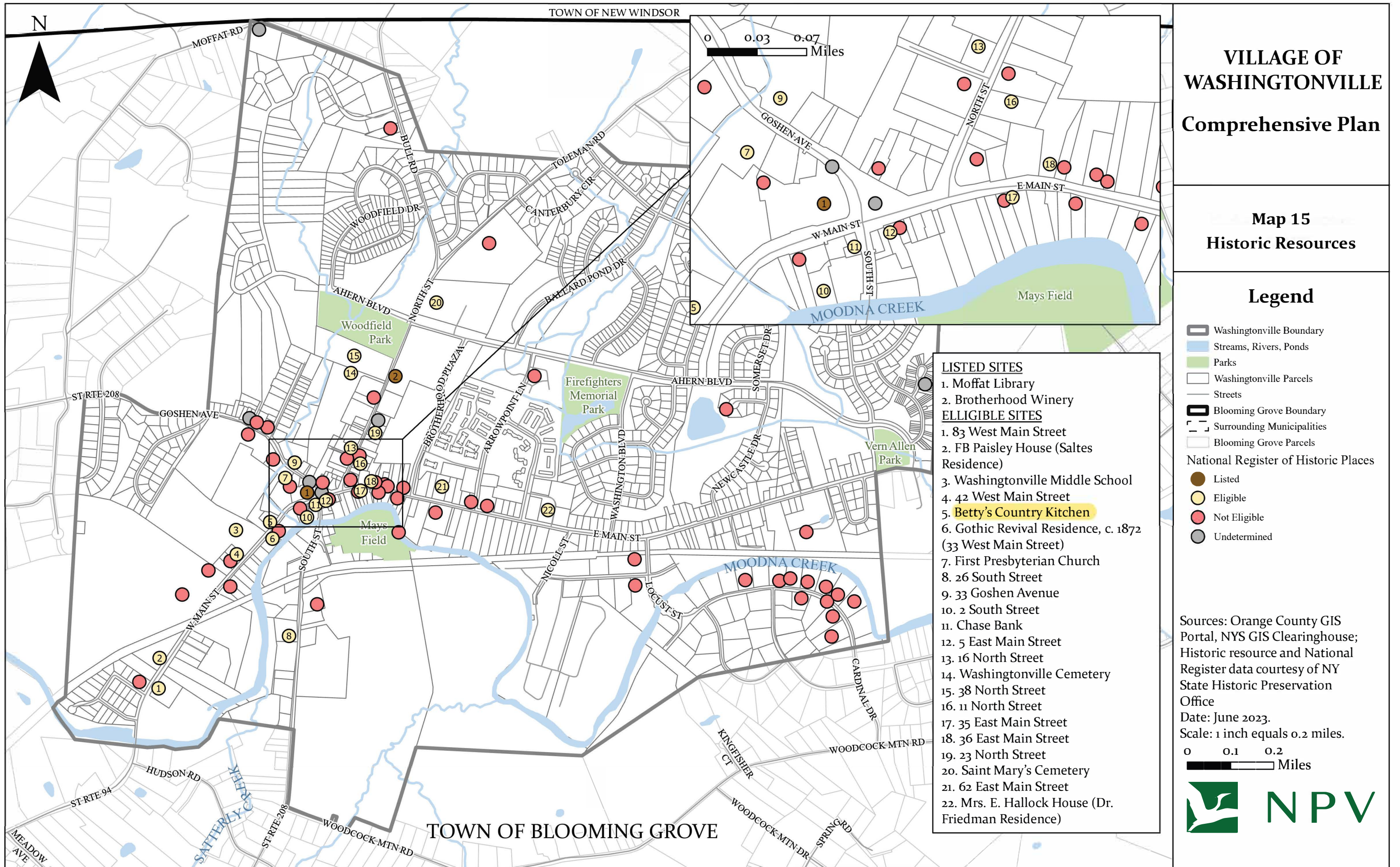
The Village does not currently have any historic districts or historic standards but has established an Architectural and Community Appearance Review Board. This board reviews applications for their appropriateness and design quality of the exteriors of buildings and developments. The Architectural Review (Chapter 48) chapter of the Code. The following are to be forwarded to the Board for review:

- Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet or cubical contents proposed for construction.
- Every application for a building permit to alter either the color or style of a building facade or to erect a sign.
- Every application for the development or subdivision of land.
- Every person who wishes to significantly change or alter the color of a building in the village shall apply to the Board of Review for permission. The Board shall then issue a decision and approval in accordance with this Article.

- No person shall significantly change or alter the color of a building in the village without obtaining an approval from the Board of Review.

These provisions do not apply to single or two-family residences although the Building Inspector can forward it to the board in the Inspector's discretion. In the review of applications, the board can consider broadly:

- Cubical contents.
- Gross floor area.
- Height of building or height of roof.
- Other significant design or aesthetic features such as material or quality of architectural design, roof structures, chimneys, exposed mechanical equipment and service, service and storage enclosures, signs, building and materials, landscaping, retaining walls, parking areas, service and loading docks, dividing walls, fences, lighting posts and standards, provided that a finding of inappropriateness existed to provoke beyond reasonable doubt one or more of the harmful effects set forth in the chapter.
- The appropriateness of a proposed project in relation to other building facades or structures. In areas where there is repeated and adjacent use of identical or nearly identical facades or structures, the Board of Review shall approve only those proposals which promote a sense of unity, harmony and integration to the entire area.



VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Map 15 Historic Resources

Legend

- Washingtonville Boundary
- Streams, Rivers, Ponds
- Parks
- Washingtonville Parcels
- Streets
- Blooming Grove Boundary
- Surrounding Municipalities
- Blooming Grove Parcels
- National Register of Historic Places**
- Listed
- Eligible
- Not Eligible
- Undetermined

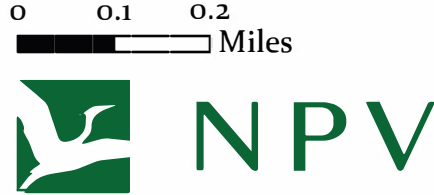
LISTED SITES

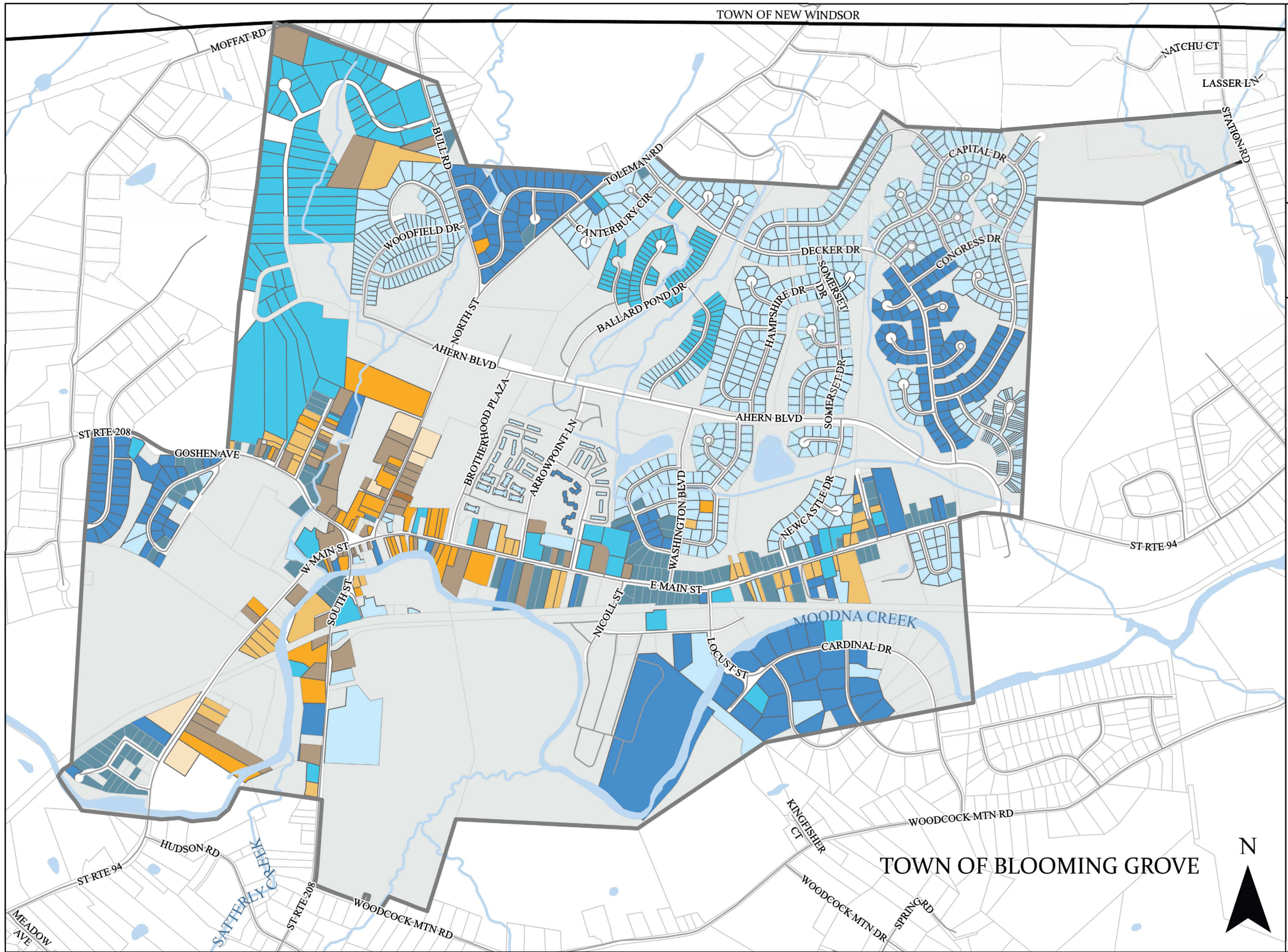
1. Moffat Library
2. Brotherhood Winery

ELIGIBLE SITES

1. 83 West Main Street
2. FB Paisley House (Saltes Residence)
3. Washingtonville Middle School
4. 42 West Main Street
5. **Betty's Country Kitchen**
6. Gothic Revival Residence, c. 1872 (33 West Main Street)
7. First Presbyterian Church
8. 26 South Street
9. 33 Goshen Avenue
10. 2 South Street
11. Chase Bank
12. 5 East Main Street
13. 16 North Street
14. Washingtonville Cemetery
15. 38 North Street
16. 11 North Street
17. 35 East Main Street
18. 36 East Main Street
19. 23 North Street
20. Saint Mary's Cemetery
21. 62 East Main Street
22. Mrs. E. Hallock House (Dr. Friedman Residence)

Sources: Orange County GIS Portal, NYS GIS Clearinghouse; Historic resource and National Register data courtesy of NY State Historic Preservation Office
 Date: June 2023.
 Scale: 1 inch equals 0.2 miles.





VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Map 16 Year Built

Legend

- Washingtonville Boundary
- Year Built**
- No Data
- Before 1800
- 1800-1840
- 1841-1880
- 1881-1920
- 1921-1940
- 1941-1960
- 1961-1980
- 1981-2000
- 2001-2022
- Streets
- Blooming Grove Boundary
- Blooming Grove Parcels

Sources: Orange County GIS Portal, NYS GIS Clearinghouse, Real Property Data.
 Date: September 2023.
 Scale: 1 inch equals 0.2 miles.
 Miles



TOWN OF BLOOMING GROVE

TOWN OF NEW WINDSOR