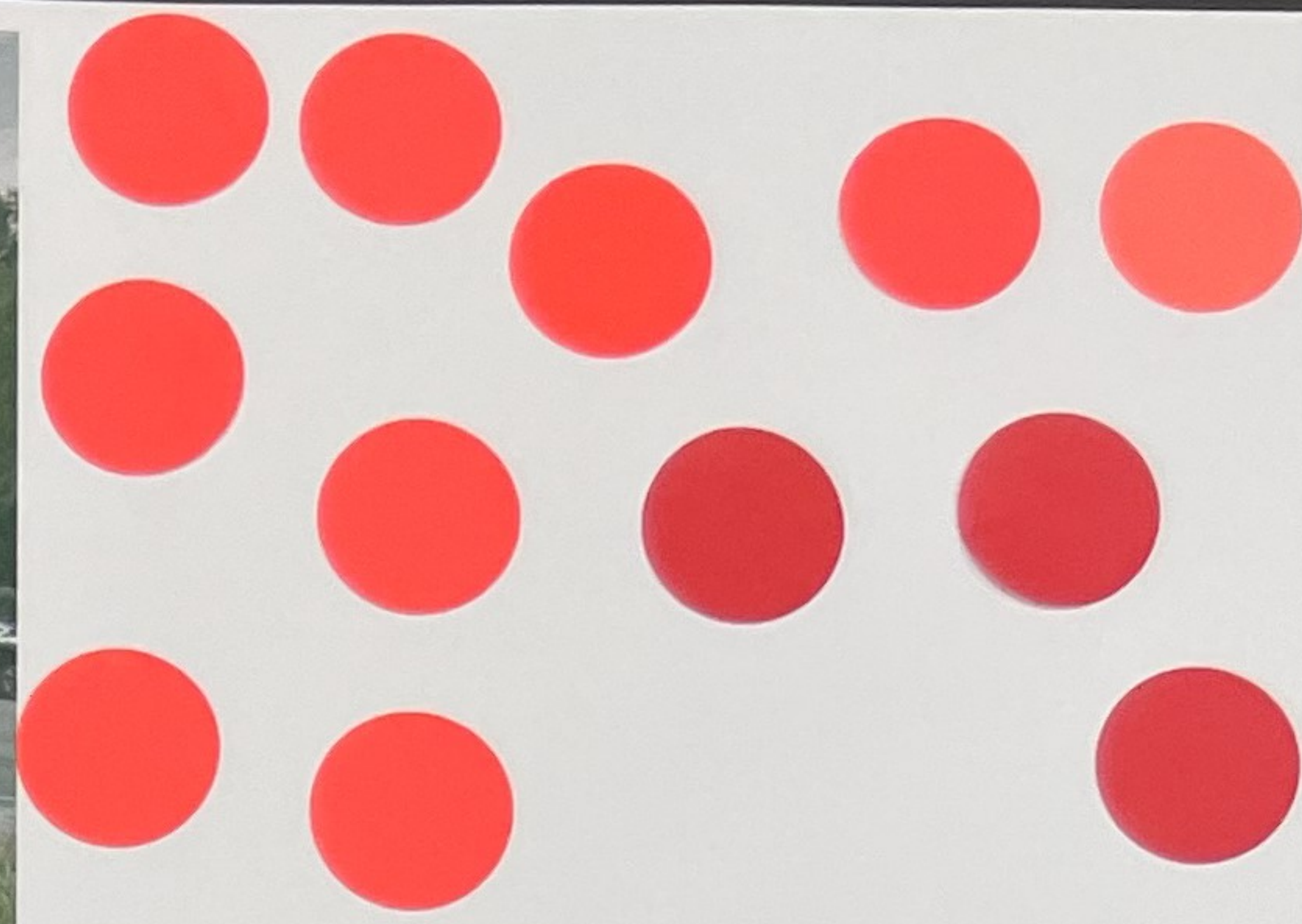


# ADD A STICKER IF YOU LIKE THE DESIGN

Adaptive Reuse of Residential for Commercial



Franchise restauran

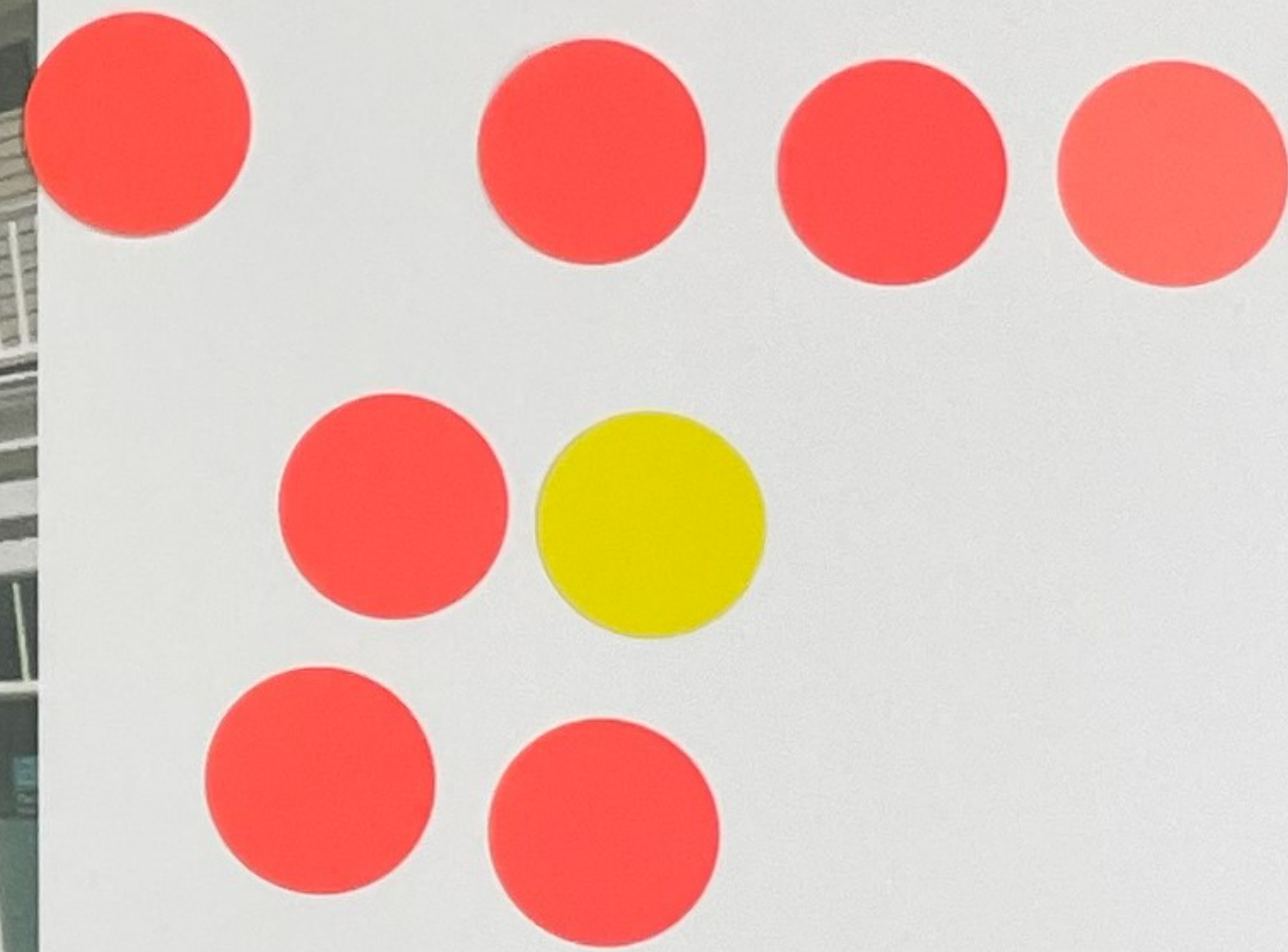
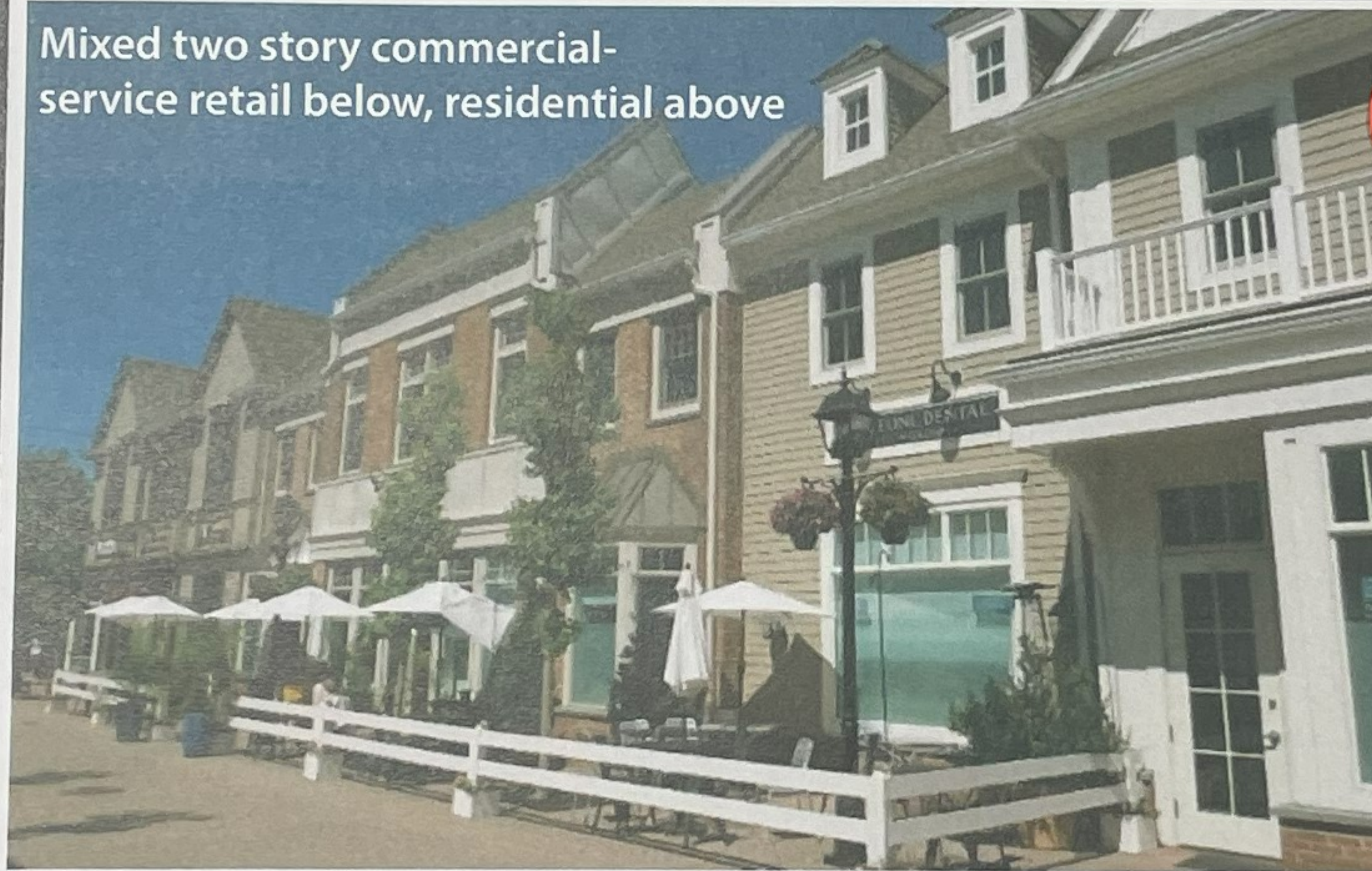


Single Story Commercial



Commercial busin

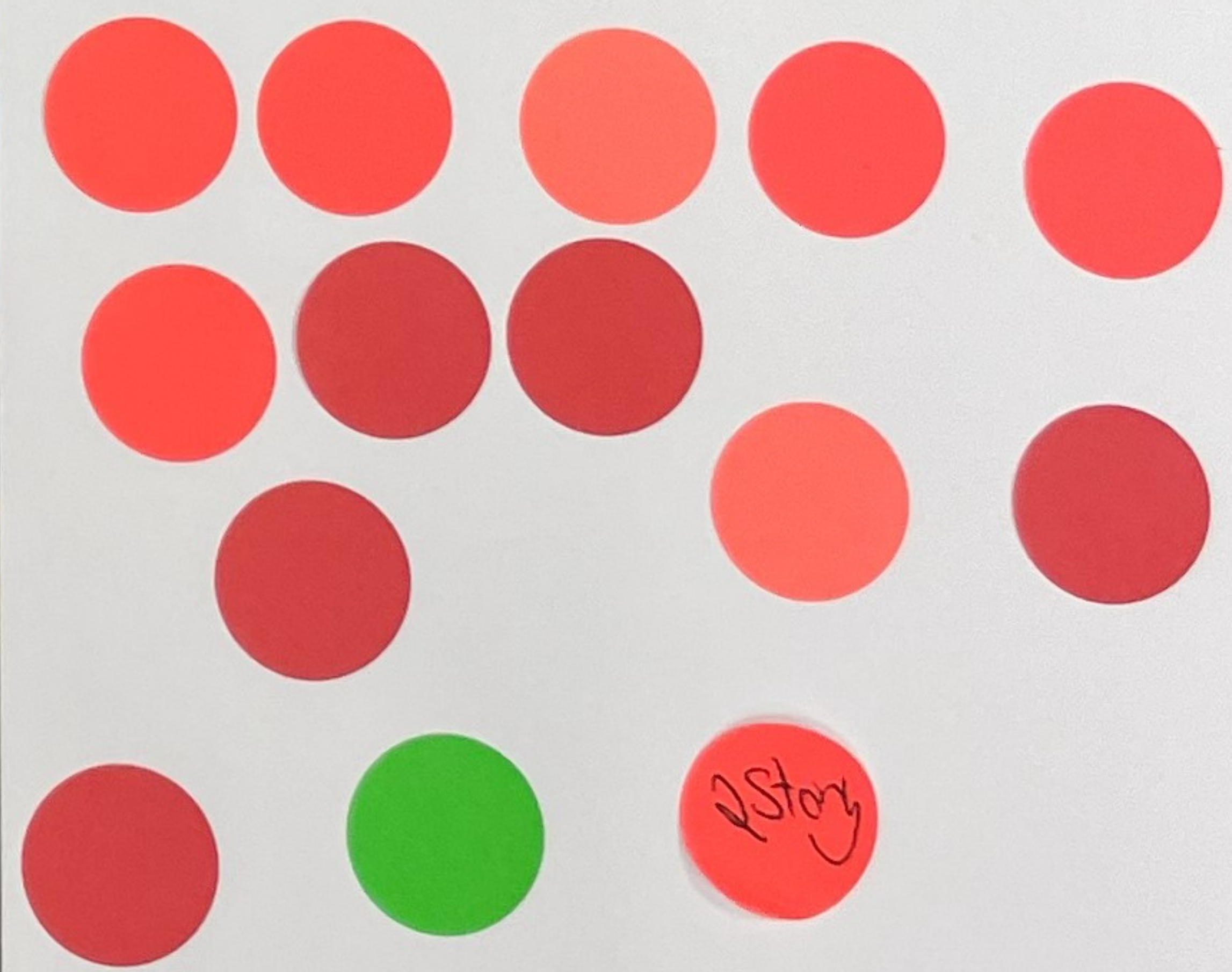
Mixed two story commercial-  
service retail below, residential above



Strip commercial



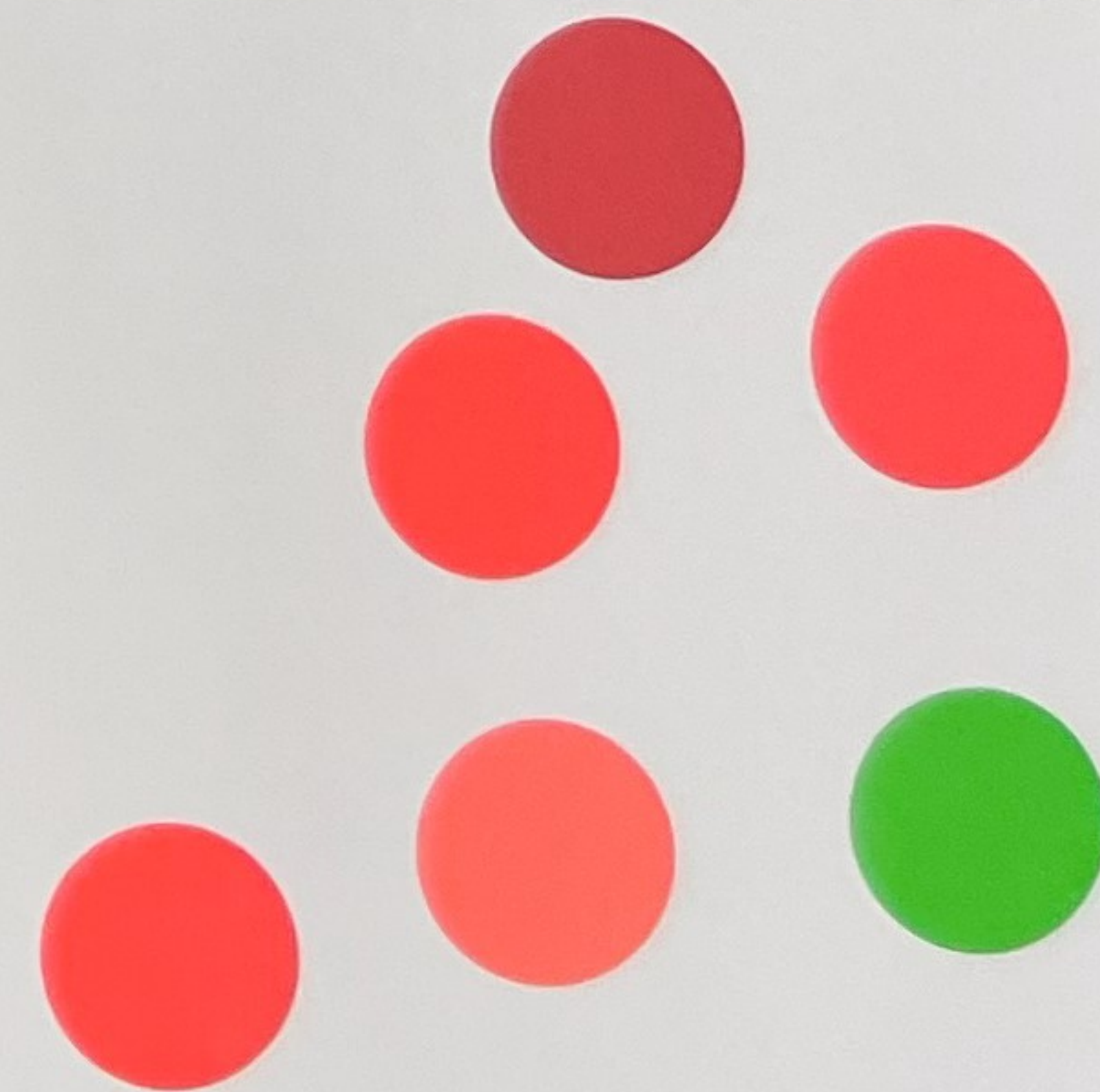
Mixed two and three story commercial,  
street and public parking



Restaurant with



One story strip commercial, green space in front,  
shared parking behind



Light industria





Franchise restaurant with drive-through



One story strip commercial, shared parking lot



Commercial business with drive-through

Commercial Restaurants, Banks, etc, should be architecturally pleasing "Village like" Rheinbeck think Freeport, Maine



2-story Park Style Office Complex



Strip commercial, shared parking lot

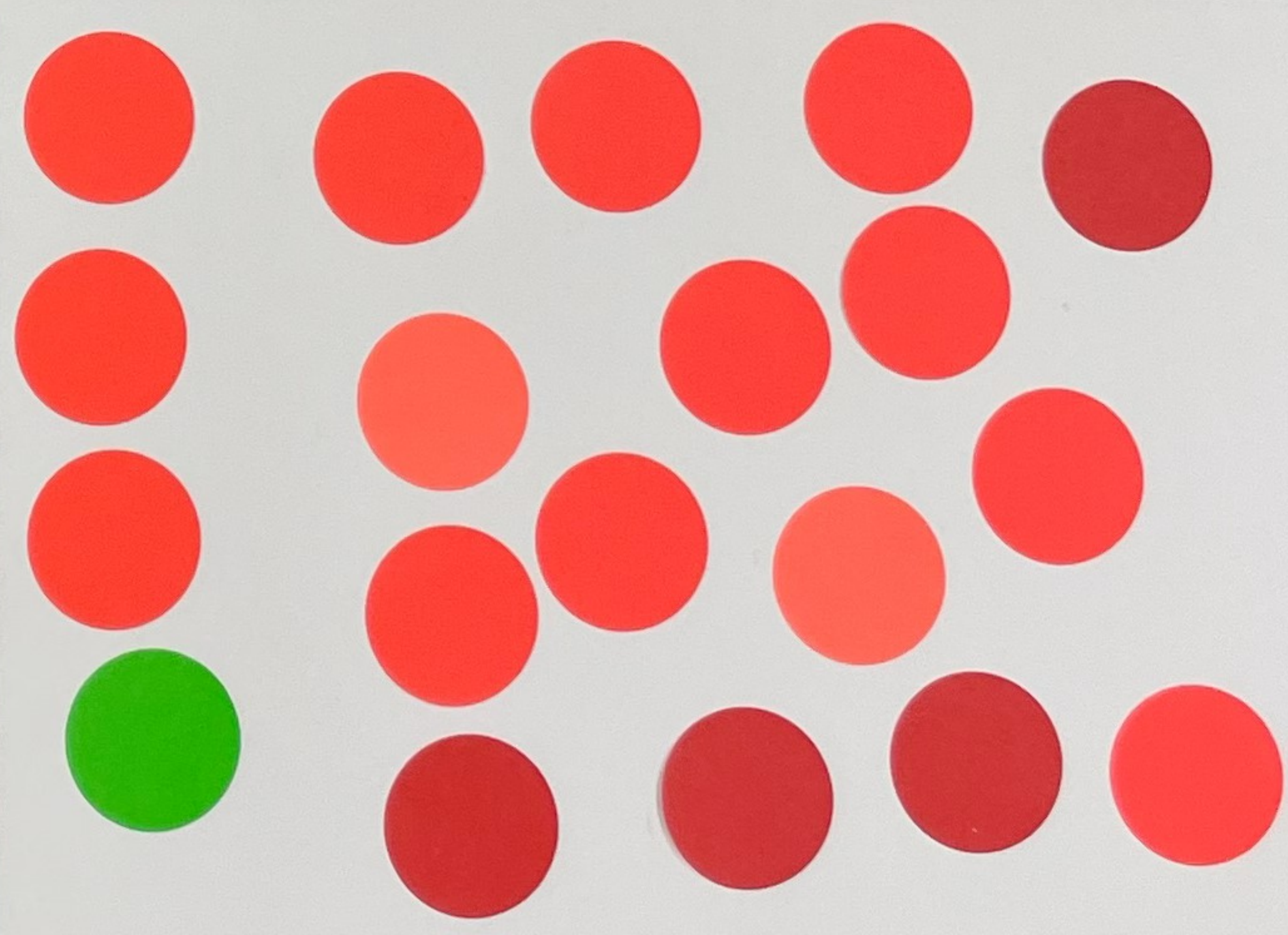
We have enough of these



2 story commercial offices



Restaurant with outdoor seating



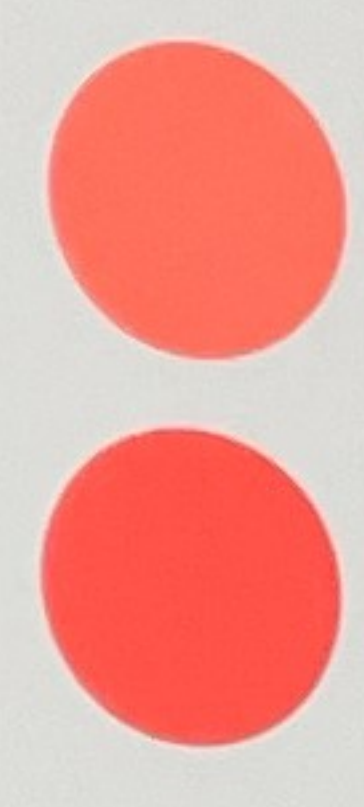
Other ideas? What use Add a post it with the

Warwick S  
No Big building  
Max height  
Signs e  
themed  
Expand  
More walk  
indoor la  
of common  
Plants, Lampo  
No Buildin



Light industrial/heavy commercial complex

Commercial  
Restaurants, Banks,  
etc, should be  
anchored to walls  
pleasing "Village  
like" Rhenish  
with Freeport, WA



Other ideas? What uses would you like to see in Washingtonville? What uses does Washingtonville need?  
Add a post it with the use name/description here:

Warwick style no big buildings

No Big building

Max height restrictions - 3 floors max

Signs coordinate - not large

themed look throughout

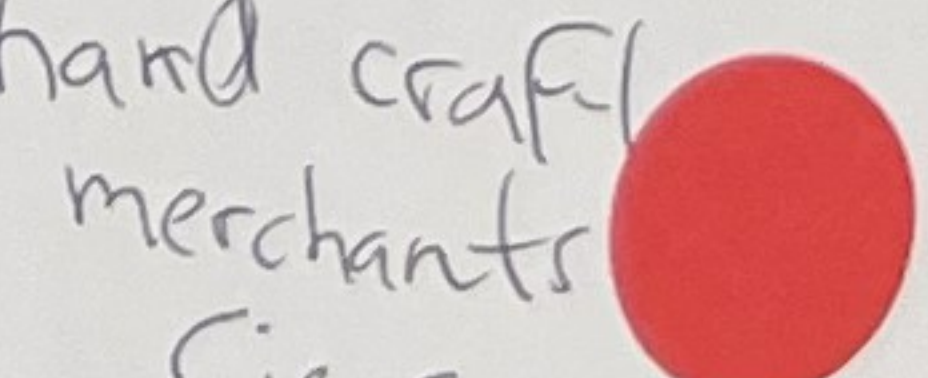
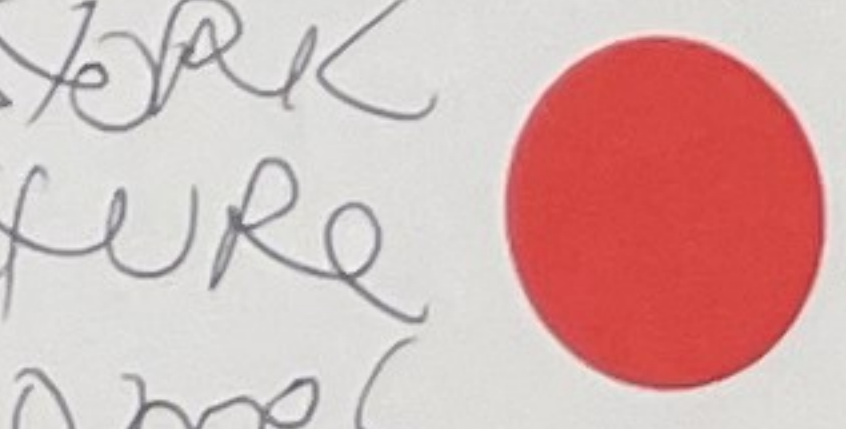
Expand business on Main Street / keep historic architecture

More walkable Main St., small boutique shops + hand craft merchants

indoor / outdoor event spacing, set-up for a variety of community uses

Plants, Lampposts, Color/Paint Suggestions, Lights/string lights

No Building that take away from the small village atmosphere



Cie Sugar loaf or Warwick

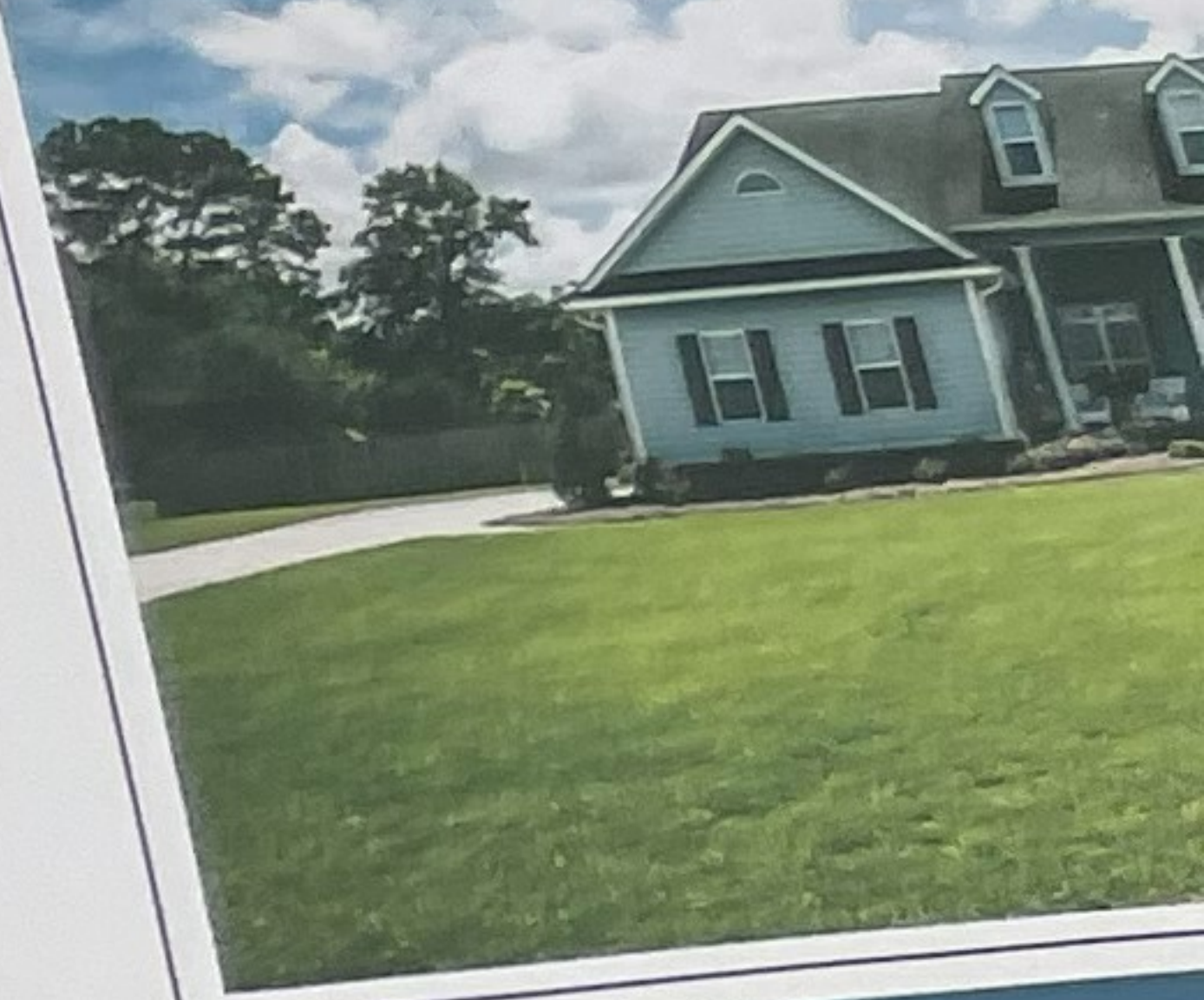


ADD A STICKER IF YOU LIKE THE DESIGN

Small Lot Single Family Dwellings



Large Lot Single Family Dwelling



Townhomes



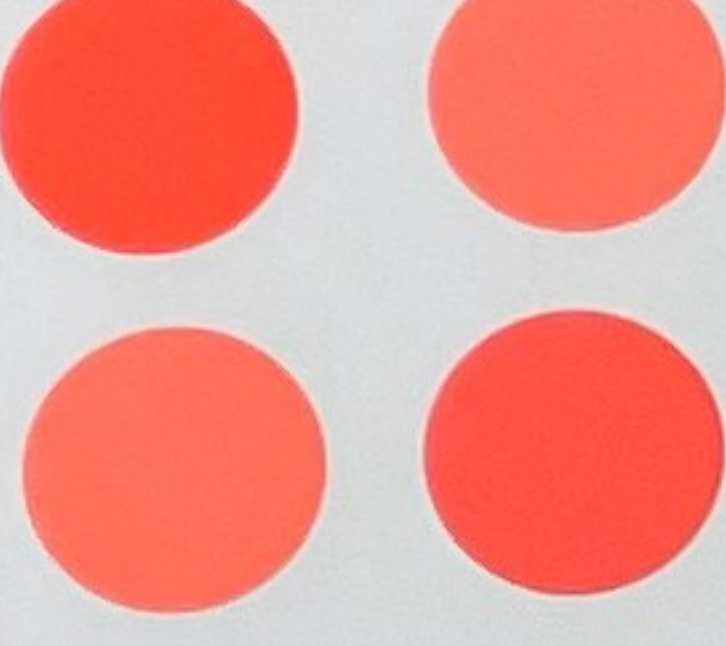
Three Family Re



Three Family Dwelling

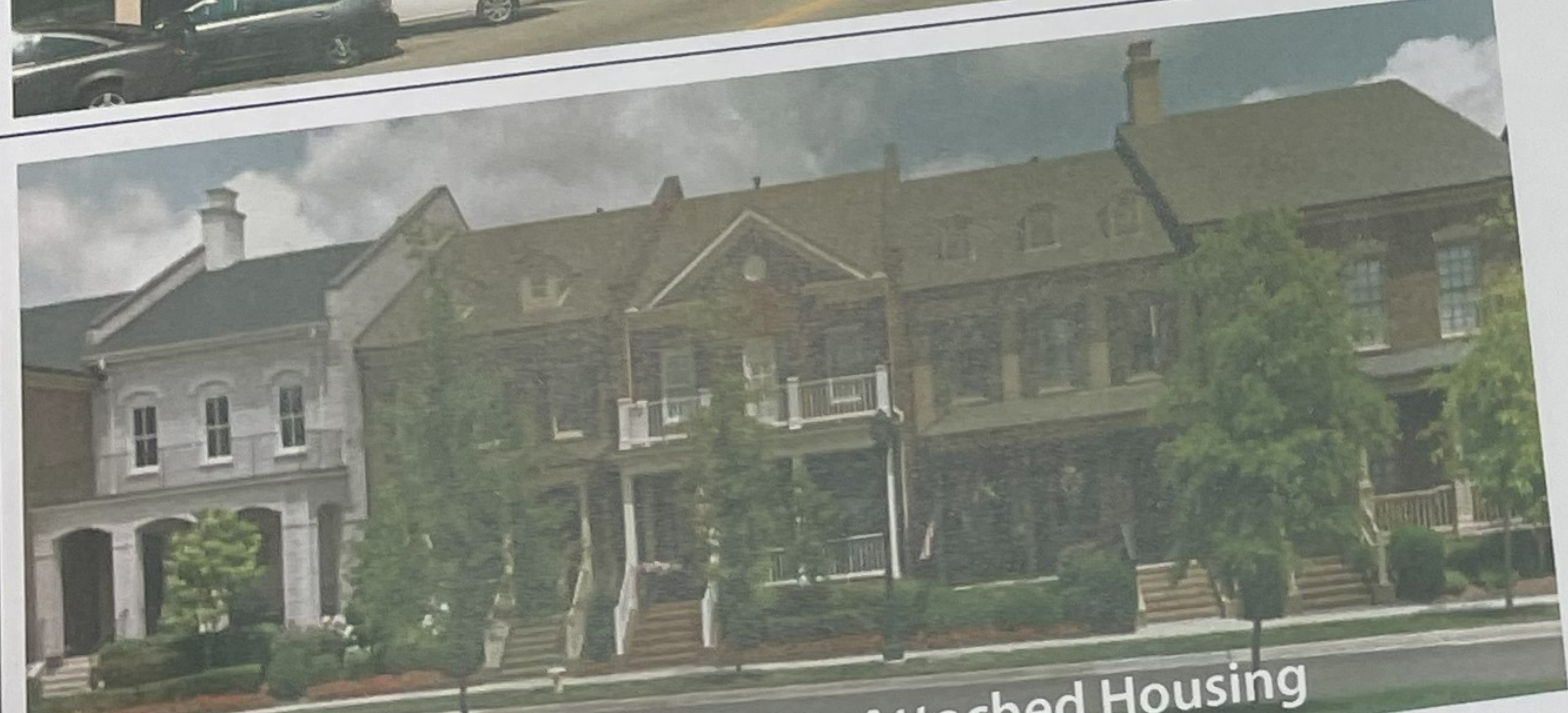


Mixed-Use



Other ideas

No C  
Redu  
to g  
Ke  
As



Townhouse Style Single Family Attached Housing



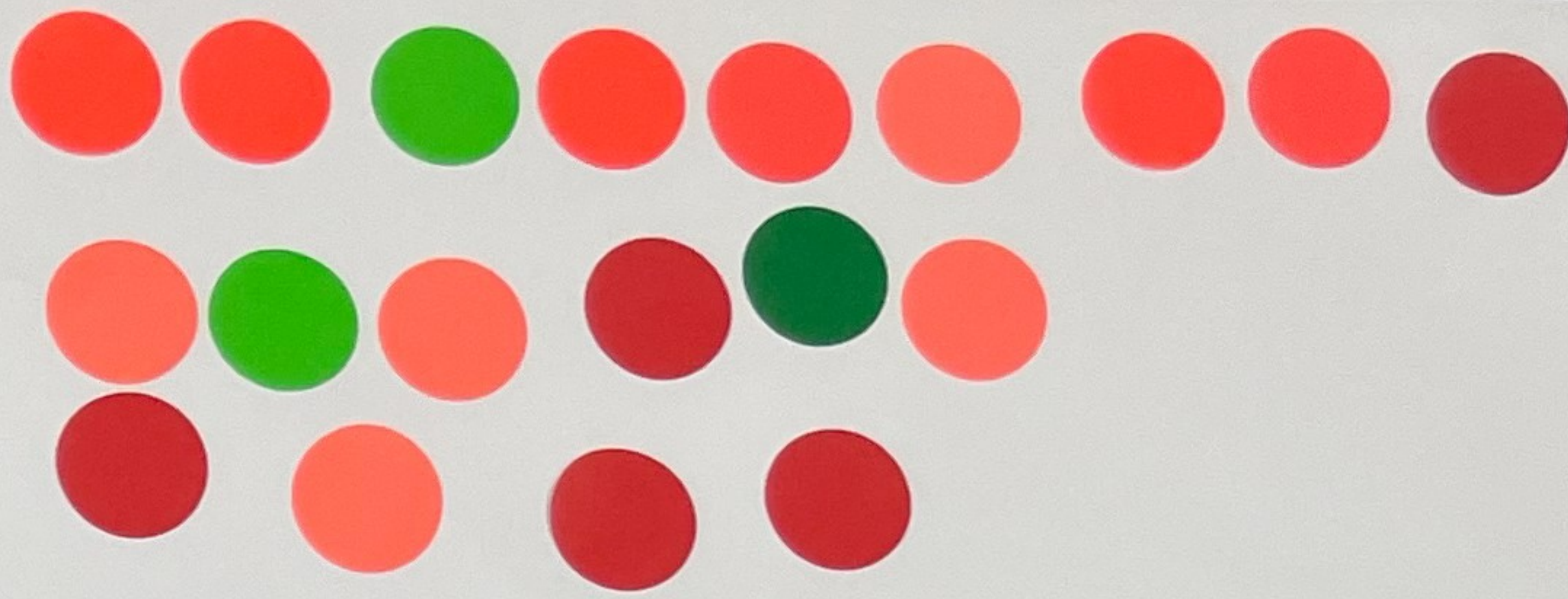
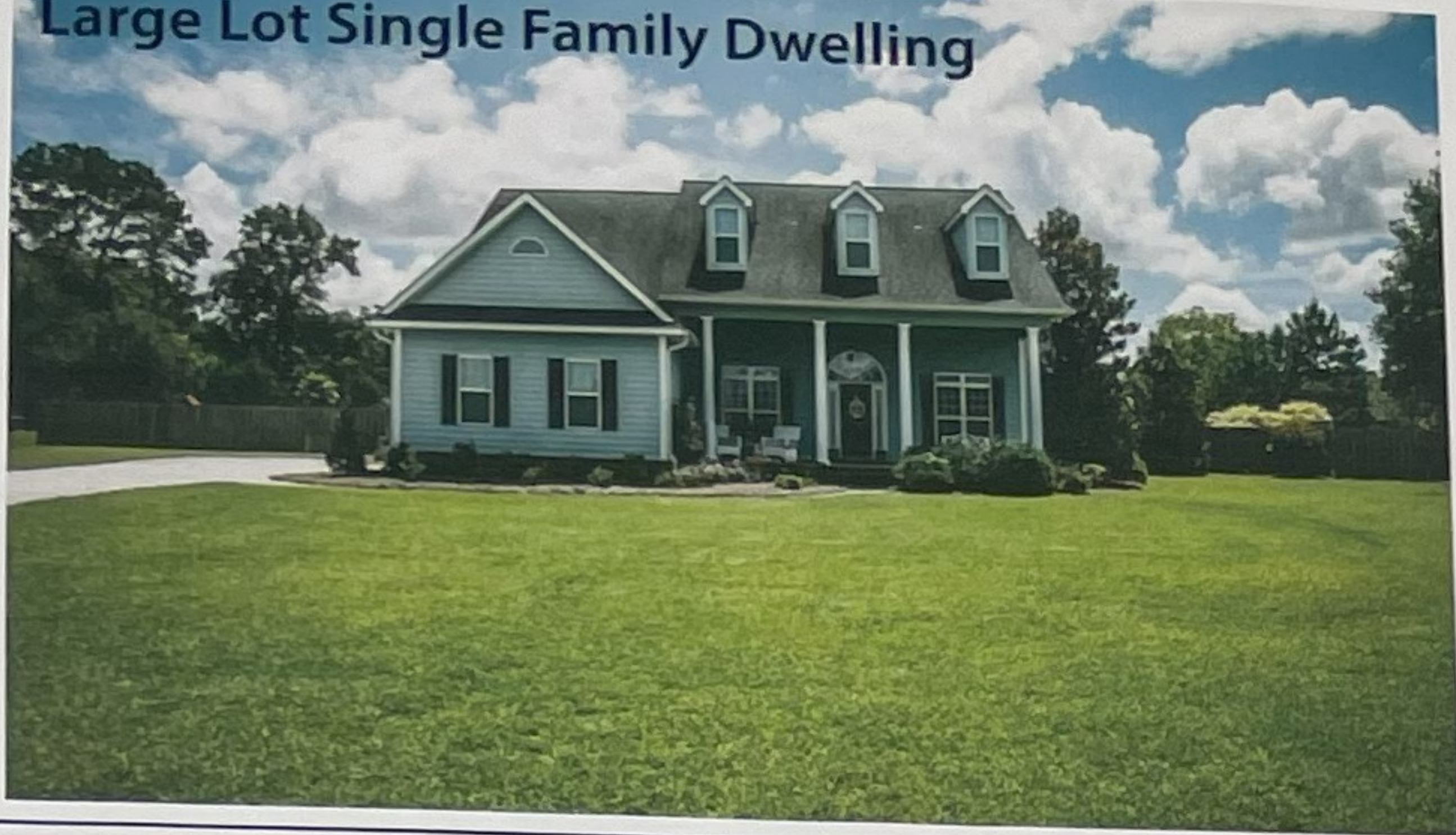
Three stories is too high 2 stories maximum

Multi-family Housing, Three Story



STATION 5 - P

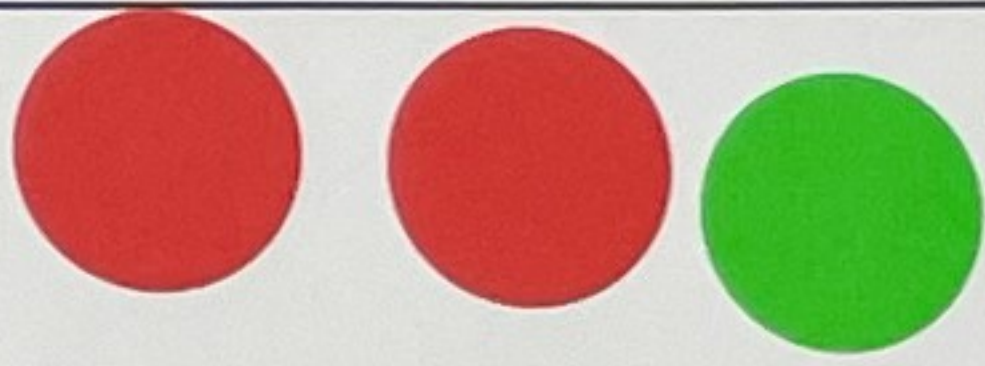
Large Lot Single Family Dwelling



Townhomes

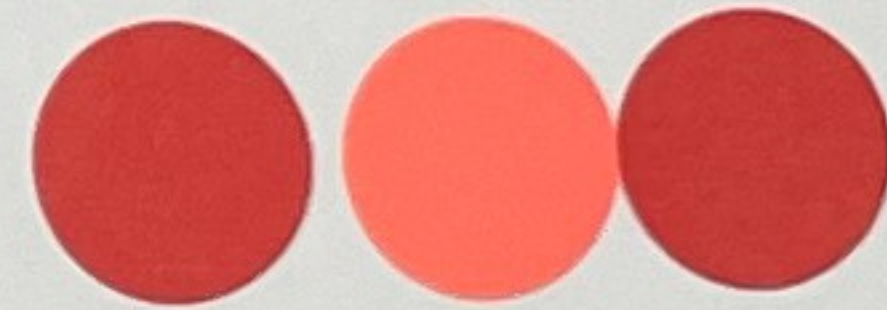


Three Family Residential



Other ideas? What uses would you like to see in Washingtonville? What uses does Washingtonville need? Add a post it with the use name/description here:

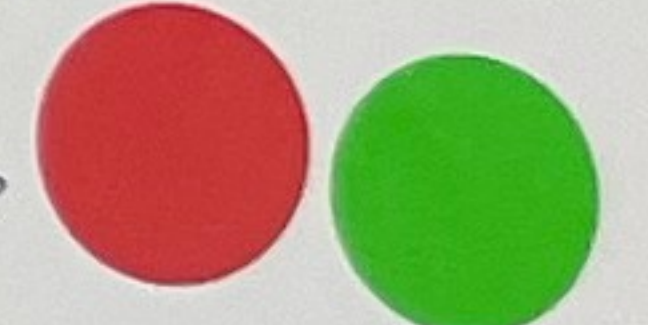
No cookie cutter apartments like Monroe; Monroe turned ugly.



Reduce overdevelopment while bringing beautiful <sup>family</sup> homes for the community to grow.



maintain/save historic buildings



Keep our community green/No taking down so many trees



Affordable workforce housing (1-2 bedrooms)-Rentals



# 5 - RESIDENTIAL VISUAL PREFERENCES

NOT CROWNED

live and work?

Dist...

# OPPORTUNITIES

Are there untapped resources?

## WORD

## VOTE

Quaint	
Protect	
Maintain	
Respect	
Growth	
Historic	
Preservation	
Character	
Environment	
Unique	

~~Historic~~ Charming

More Police Patroling - an  
 MORE SOCIAL PR  
 OPEN LAND could  
 be Creek for Walk  
 more social pr  
 brace the historic  
 be an open space  
 mind  
 and Washington  
 = Community prog  
 are walkable v  
 munity Cent  
 walk  
 control!!  
 report with  
 FOR DABLE  
 Commerci  
 to pre  
 for a  
 ic BUI  
 Histor  
 social c  
 a 'lo  
 meet n  
 mall  
 into  
 walls  
 rant  
 PL

Combination of 1+2

top portion of 1  
Combined with bullet points of 2



# STRENGTHS

What about the Village today makes it a great place to live and work?

SAFE

NOT CROWDED

People really want to help you here!

COMMUNITY SPIRIT

History + Historic Architecture, Community First.

surrounding green areas, walking places  
historic sites nearby

The history + historic feel

Community spirit / togetherness

Community events are great - having moved here  
recently - great events - watch-steroville/whoville parade

Community, friendly, family-focused, quality of life

Put noticeable seating

Along walk ways for resting



NPV

STATION 3 - STREET

# OPPORTUNITIES

Are there untapped resources in the Village that could make it a better place to live and work?

more Police Patrolling - and more jobs

- MORE SOCIAL PROGRAMS FOR YOUTH

- OPEN LAND COULD BE USED FOR PARKS / GREEN SPACE

- use Creek for Walking, Gardens etc. "River Walk".

more social program for Senior Citizens

- Embrace the historic history + character of village.

Create <sup>mixed use</sup> open space for gatherings + community events (Cassara property)

<sup>site</sup> Making Washingtonville a more walkable village.

- More community programs <sup>especially</sup> for youth + seniors

- A more walkable village (another vote for this)

- A community center -> ARTS.

- River walk

- Flood control !! Put a control dam by the old RR bridge back of Patricia Lane

- more rapport with police dept. get to know each other better

- AFFORDABLE WORKFORCE RENTAL APARTMENTS (2-3 stories, 1-2 Bedrooms)  
2 story maximum

<sup>Ditto</sup> - New commercial buildings + renovate existing buildings with architectural building standards to preserve and beautify the commercial buildings (standards that have to be followed) for all new buildings and renovations

- HISTORIC BUILDINGS have to be maintained/renovated to maintain historic character

- Village History - Historic Marker + incorporate into a walking trail around the village

- more social offerings, restaurants, river walk

- Create a 'look' for the village that businesses and home owners on main street need to abide by. Reduce glaring signage.

- more small businesses (DIFFERENT ONES)

- help maintain our historic cemetery

- Extend sidewalks to make the village more walkable from further out

- Music/Restaurant venue

A Bowling Alley with Movie theatre AND food court.

- Work with local <sup>Commercial</sup> Building owners to assist and maintain occupancy of rentable space. Some commercial buildings have a high turnover rate. Some, such as Brotherhood Plaza, have never had 100% occupancy.

- Better integration with school district for community use of the grounds + facilities year round

Put another Traffic Light AT MANUFACTURE HOMES ENTRANCE.

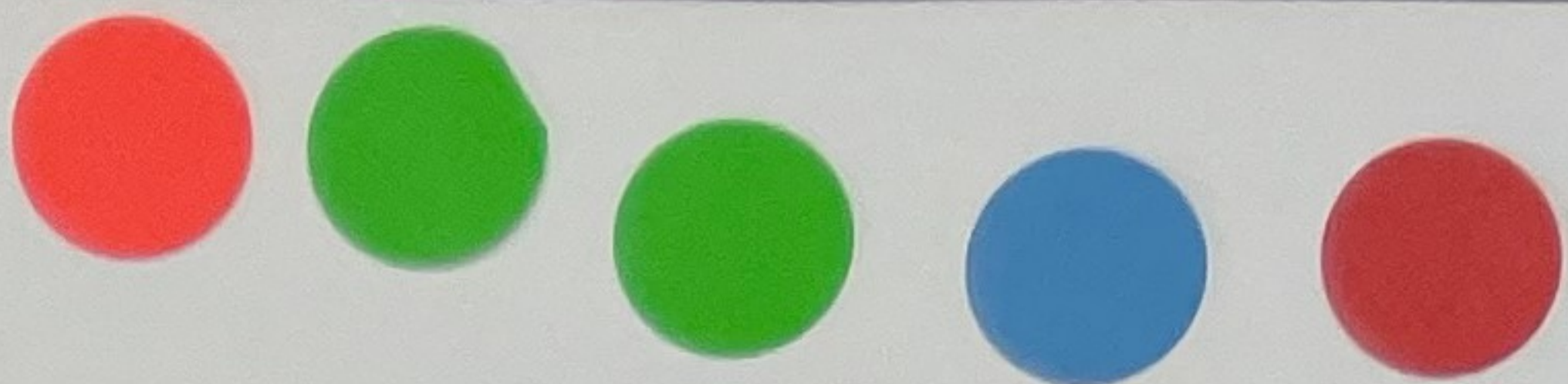
Signage - Vintage/Village look  
Consistency  
See Seacucus NJ

How about cobblestone  
LOOK.

Accessibility of walkways  
+ facilities

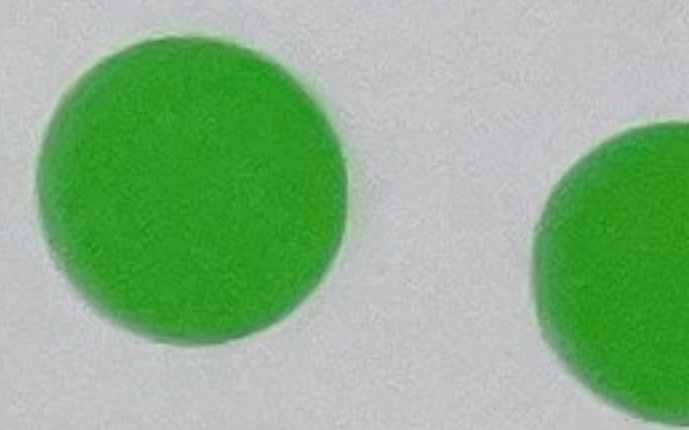


VISION 1



The Village of Washingtonville is a quaint, picturesque community with strong historic roots due to its ideal location next to the Moodna Creek. The depth of its unique character and history can be seen throughout its boundaries with several historic locations reused and highlighted through continued use. Over the next 10 years, the Village of Washingtonville will continue to preserve its quality of life with the goal of remaining a highly coveted location for all as a result of its abundance of natural resources and historic charm. The Village will persist in both protecting and developing the economic welfare and interests of its residents by encouraging responsible building and supporting local businesses. Moreover, the Village will continue to grow as a welcoming and supportive community.

VISION



The Vi  
 comm  
 that m  
 resour  
 creati  
 comm  
 years,  
 to hig  
 • Prote  
 inclu  
 vege  
 • Main  
 throu  
 an en  
 dwell  
 • Encou  
 busin  
 comm  
 • Emph  
 all.



NPV

## VISION 2



The Village of Washingtonville is a nostalgic community with numerous valuable resources that make it an ideal place for all to live. These resources have drawn people to the Village, creating a quaint, welcoming, supportive community in Orange County. In the next 10 years, the Village of Washingtonville will continue to highlight these resources by:

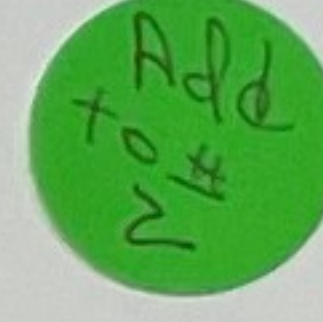
- Protecting and enhancing natural environs including wetlands, surface waters, native vegetation and scenic views.
- Maintaining the historic beauty and character through appropriate future development, with an emphasis on the importance of single-family dwellings.
- Encouraging collaboration between residents, business owners, and organizations within the community.
- Emphasizing transparency and accountability for all.

## VISION 3

The Village of Washingtonville is a highly desirable community for all families. We will be a welcoming community for all members in the community. Our second to none. [M] and history of the community is a priority. We shall ensure the quality of life, health and safety, accountability and transparency in our businesses and civic organizations. We shall protect and develop the interests of the residents. We shall provide recreational and entertainment opportunities. We shall provide responsible stewardship protecting nature, aesthetics of our community.

### VISION 3

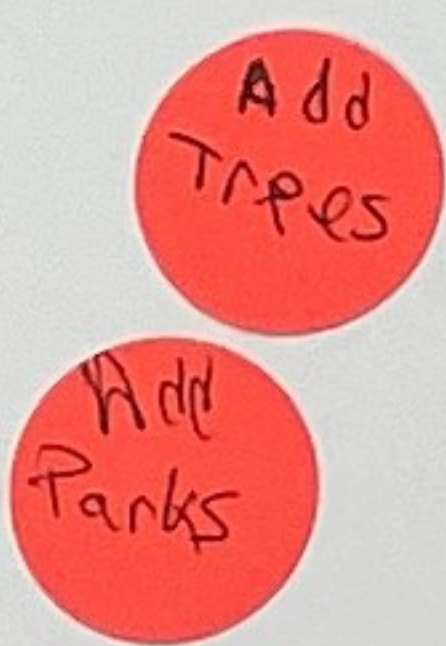
The Village of Washingtonville shall be recognized as a highly desirable place to live and raise a family. We will be known as a Village that offers all members in the community a quality of life second to none. Maintaining the unique character and history of the Village forever will remain a priority. We shall enhance the community's quality of life, health and safety through transparency, accountability and collaboration with residents, businesses and civic organizations. We will seek to protect and develop the economic welfare and interests of the residents and expand cultural, recreational and entertainment opportunities. We shall provide responsible development while protecting nature, natural resources, and the aesthetics of our quaint Village.



ostalgic  
resources

ve. These  
Village,  
tive  
next 10  
ill continue

vironments  
ative



character  
ent, with  
le-family  
idents,  
hin the  
ability for



Welcome!  
We appreciate your participation.

Welcome!  
We appreciate your participation.  
A Comprehensive  
years. It tries to

Your vision or the village.  
On the second board, you can also indicate which words  
most. Feel free to add additional words in the provided  
included in the vision statement.

# WEAKNESSES

What about the Village today would you improve? What is not so great?

WE NEED TO COMPLETE THE COMPREHENSIVE PLAN ASAP!

Roads.

Owners of buildings in the Village are not maintaining their properties

Traffic is bad now. I hate to see it getting worse -  
Too many people - Too many cars!

Limited parking for businesses x2 ✓ ● ●

Some of projects are observed + not out to be issued Probationary Regs  
Check

Village mail not sent to Regs but names that no longer live there

more shops and restaurants in walking distance ✓ ●  
walkable downtown area

Preserve green spaces ✓

Lack of people walking along main st.

Center of village needs to be more welcoming + softened. ●

Traffic patterns + traffic flow ●

more ~~consistent~~ between the village/chamber/town/ to bring best interest of community first

Only two main roads 208 + 94 - lack of other  
roads/streets parallel with 208 + 94,

Nowhere for outdoor music events ●

There needs to be a traffic control device at the Stewarts intersection of  
Tollman Road. ●

Flood Threat is an everlasting threat for much of the village ●

PLEASE clear up MONDA AT LEAST the fallen trees - AT Brookside - Thor Amess. ●

Buy one of the buildings that are for sale FOR Police Dept.  
Give them room to park AND "look" official. ●

More yield lights to slower traffic for walkers

# THREATS

Are there:

Property d  
OVER D  
Over de

Too m  
Build  
High d

Downtown  
and use  
for a  
simil  
and

put on  
wrong side!

La  
rent  
wor  
ha



NPV

STATION 4 - WEAKNESSES



