

2025 VILLAGE OF WASHINGTONVILLE COMPREHENSIVE PLAN

Adopted by the Village of Washingtonville Board of Trustees

June 2, 2025



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environmental • land use • planning



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1. INTRODUCTION

MOFFAT LIBRARY
GIFT OF DAVID MOFFAT 1839-
1911, FINANCIER AND RAILROAD
MAGNATE. BUILT 1886-87 ON
HOMESITE OF HIS GRANDFATHER
SAMUEL MOFFAT, A VILLAGE
FOUNDER. WINDOWS BY TIFFANY.

I. INTRODUCTION

Overview

The Village of Washingtonville is an incorporated Village in the Town of Blooming Grove, NY. The Village shares its boundaries with the Town of Blooming Grove, as well as the Town of New Windsor to the north. This 2.54 square mile community is inhabited by about 5,783 persons (2021). The Village was first settled around 1773 and grew from a small crossroads hamlet at the intersection of what are now Route 208 and 94, located within the Moodna Creek valley. The Village was a dairying center, and at one point was home to two creameries – the rich alluvial lands along the Moodna and other streams that are tributary to it make it excellent for agricultural use. It is perhaps best known as the home of Brotherhood Winery, the oldest continuously operating winery in the United States. The Village logo, shown in Figure 1 above, reflects its heritage. The Newburgh Branch of the New York and Erie Railroad crisscrossed the Moodna and the Village grew from the transportation access to NYS markets it afforded.



Figure 1 Village Logo

Today, the Village has evolved into a bustling, vibrant and diverse community, with Village residents employed throughout the Hudson River Valley. Many within the Village also commute into New York City for employment due to the Village's convenient location. The Village is within close proximity to major transportation routes including the Metro North Cornwall train station. Additionally, the Village is located equidistant from Interstate I-84 and the NYS Route 17 Quickway.

As Washingtonville evolved from a small historic hamlet into a suburban village, it has managed to keep its original and unique sense of community character and identity. Part of this identity is social – the community has a strong connection to the Washingtonville Central School District and is home to three of the five schools that make up the district: Taft Elementary, and Washingtonville Middle and High Schools. Washingtonville, home to the “Wizards,” is part of Washingtonville's fabric.

The Village has a small central business district which is anchored at the Routes 94/208 intersection. Here, the downtown includes historic row-style mixed use buildings, but development fans out into more conventional style commercial development. The epicenter of the Village is anchored by the Moffat Library, listed on the National Register of Historic Places. Traveling in either direction along Route 94 and 208, the Village's building pattern becomes less dense and intense, becoming more residential and “open”. This openness allows for expansive views of the surrounding natural landscape, including Schunnemunk Mountain which is visible from many

locations in Washingtonville. The Moodna Creek defines the Village and has major implications for the community – both positive and negative. As residential neighborhoods have grown outward from the original hamlet center, many developers had the foresight to conserve and protect the



Figure 2 Eastern Blue Birds along Ahern Boulevard.

natural stream corridors, wetlands and floodplains that meander on their way to drain to the Moodna. Numerous Village homes back up onto this desirable open space system which add to the quality of life. These corridors are important

for wildlife, allowing movements between the less developed areas to the north and south of the Village.

Most of the former farmlands within the incorporated Village have evolved into residential neighborhoods with the exception of the Maringoman¹ and Osetek Farms along the Village's southern gateway. In the next 10-20 years, it is expected that the Village will continue to evolve.

Given the limited area available for new development, it is anticipated to occur on the few remaining farmlands or from the conversion of existing properties within the Village, especially along NYS Route 94 and 208 which may be considered underutilized. As a result of the development pressures the Village anticipates, the Village Board decided to initiate this planning process to assess the community's aspirations and desires for growth and development, and then ensure that the Village's regulations and policies align with the community

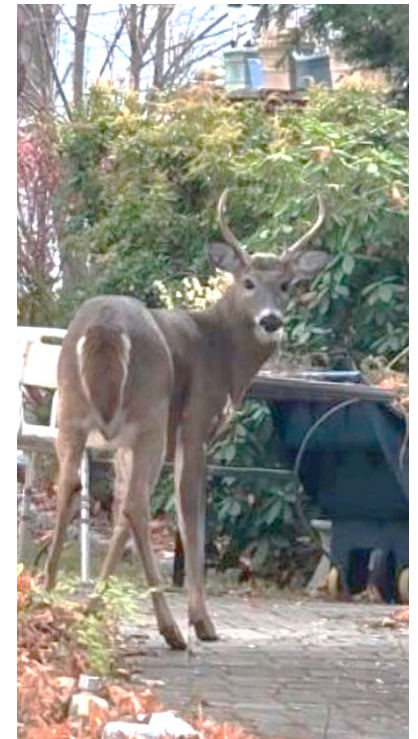


Figure 3 Deer residents of the Village.

¹ Named for the sachem Maringuius, a chief of the Waoraneck Indians in the Highlands that resided in a wigwam along Murdners – now Moodna – Creek. See

<https://www.orangecountygov.com/DocumentCenter/View/24478/Appendix-E---Moodna-Cultural-Connections---Maringamus-Wigwam-PDF?bidId=>

vision. This Comprehensive Plan documents the process, outcomes, vision, goals and objectives expressed by the community that will be pursued by the Village over the next 10 years.

Organization of the Plan

This **2025 Comprehensive Plan** is intended to guide the community over the next 10-20 years, at which time the Comprehensive Plan should be revisited.

This **Comprehensive Plan** is organized as follows:

- **Chapter 1, Introduction**, which includes a discussion of the Village's planning process, and the regional context of the Village to understand what regional policies and forces play a part in its growth and evolution.
- **Chapter 2, Vision for the Future**, which describes the public participation process to solicit input into the creation of the Plan, the Vision Statement, and the challenges and opportunities that the Vision and Comprehensive Plan are intended to address.
- **Chapter 3, Conceptual Land Use**, which describes the overall concept of how the Village intends the various areas of the Village to continue and evolve.
- **Chapter 4, Goals and Objectives**, which provides the guiding principles and policies for the plan document, by topic: Land Use & Zoning, Housing, Environmental Resources, Transportation, Community Facilities & Services, and Historic & Scenic Resources.

- **Chapter 5, Downtown Washingtonville**, which has its own set of goals and objectives that are specific to Downtown Washingtonville, but that are interrelated to other sections of the Comprehensive Plan.
- **Chapter 6, Design Guidelines**, which provides general design guidance and which can be incorporated into new construction, rebuilds, and renovations.
- **Chapter 7, Implementation**, which presents a summary matrix of the goals and objectives of the Plan. It will also generally describe the role of enforcement.

Throughout the Comprehensive Plan, COMMENTS made by the public – from the public surveys and the workshop – are highlighted in the document so that the residents and stakeholders can hear their voices in the Vision, goals and objectives that guide Washingtonville's future.

Planning Process

The 2025 Comprehensive Plan evolved from the dedication and participation of a Comprehensive Plan Committee, the Village Board, and members of the public who participated in the comprehensive planning process.

What is a Comprehensive Plan? In New York State, Section 7-722 of the Village Law gives the Village government the authority to prepare a comprehensive plan. Comprehensive plans are not mandated in New York State. However, when they are prepared and adopted by the Village Board, all land use regulations and policies must be consistent with the Plan. A comprehensive plan is defined as: *the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the **goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village.***

This Plan sets forth Village land use, zoning, and other priorities through the next 10-20 years and responds to the following questions that were asked of the community:

1. Where are we coming from?
2. Where are we now?
3. Where do we want to go?
4. How do we get there?

A comprehensive plan is broad in nature. In some sections, the Plan may be very specific about tools and recommended

solutions while in others it may simply present an overall goal that guides the Village Board and other municipal agencies in the adoption of specific local laws, regulations and decisionmaking.

The Plan is adopted to guide actions of the Village such as land acquisition and funding decisions.

The current comprehensive planning process is the outgrowth of a prior comprehensive planning processes initiated before the Covid pandemic. The Village commenced the current planning process at a kickoff meeting on **June 15, 2023**. The preparation of this Comprehensive Plan has been overseen by a Comprehensive Plan Committee (CPC) appointed by the Village Board. Nelson, Pope & Voorhis, LLC, (NPV) was retained to assist the CPC in formulating the goals, objectives, vision, and recommendations of the Comprehensive Plan.

The CPC has met monthly to diligently learn about and review existing conditions data including land use, zoning, demographics, utilities, community facilities and services, scenic and historic resources, environmental conditions and trends. The Village's existing conditions serve as the backdrop upon which recommendations can be made.

A Comprehensive Plan contains:

- *Goals, objectives, principles, guidelines, policies...*
- *For the immediate and long term*
- *protection, enhancement, growth, development....*
- *for **Washingtonville.***

To supplement the work being done by the CPC, the Committee conducted public outreach sessions to get input from the community at large. In October 2023, an online mini survey was posted to allow the public to provide input into what it believes are issues and opportunities confronting the Village – hard copies were also made available at Village Hall and other locations. Additional public input was solicited at a public



Figure 4. Public workshop.

workshop held on February 14, 2024. This workshop consisted of a series of workstations where the public were asked to provide input on a variety of topics including:

- **Existing Conditions Gallery:** This station consisted of maps of the existing conditions in the Village, and it offered the public an opportunity to ask questions or offer knowledge about the Village's resources.
- **Visioning:** what words should be integrated into the Vision Statement for the community?
- **Opportunities:** What opportunities exist to protect the Village and make Washingtonville a better place?
- **Strengths:** What are Washingtonville's strengths and assets?
- **Threats:** What activities and trends undermine the Village's quality of life?
- **Weaknesses:** What are the Village's weaknesses that need to be addressed?
- **Residential Visual Preference Survey:** The public was asked to review images of different housing types and express their preferences in terms of housing types/uses that are appropriate for the community.
- **Commercial Visual Preference Survey:** The public was asked to review images of different commercial building types and express their preferences in terms of commercial types/uses that are appropriate for the community.

- **Recreation:** Participants were asked to express their preferences for recreational amenities within the Village's park system.
- **Southern Gateway:** Review a map of the southern gateway and provide input on the types of uses that would be desirable and appropriate for the Village.

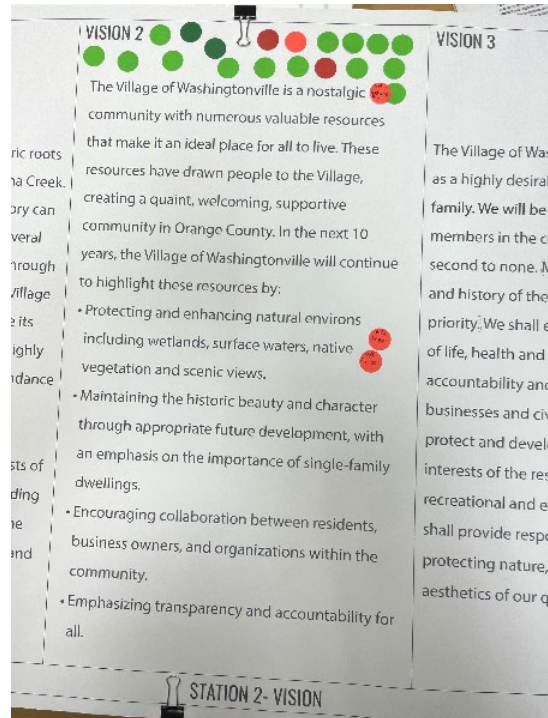


Figure 5. Workshop - Visioning.

The outcomes of the public process are described under the Vision chapter below. Following the input provided by the CPC and public, NPV drafted the draft comprehensive plan document. The CPC is responsible for reviewing and editing the recommendations and findings. It will then hold a public meeting to present the recommendations to the community. The CPC will then forward the document to the Village Board with any recommended revisions that are based on the public input, which must hold a public hearing on the document. The document will be revised, based on Village Board input. It can then be subsequently adopted. Once adopted, it serves as the framework for Village policies and land use regulations.

During preparation of the comprehensive plan, the Village has also embarked on a comprehensive zoning update, to ensure the land use regulations are consistent with the Plan that is adopted.

After adoption of the comprehensive plan and revised zoning, the Village is committed to ensuring its recommendations are pursued. To that end, the CPC recommends that there be an ongoing process of monitoring the progress of the recommendations and implementation measures set forth in the Plan. This can be done through the creation of a committee to monitor progress, through a review of the plan and recommendations during the yearly reorganization process, or by other means. This plan is intended to guide the Village's development and preservation over the next 10-20 years.

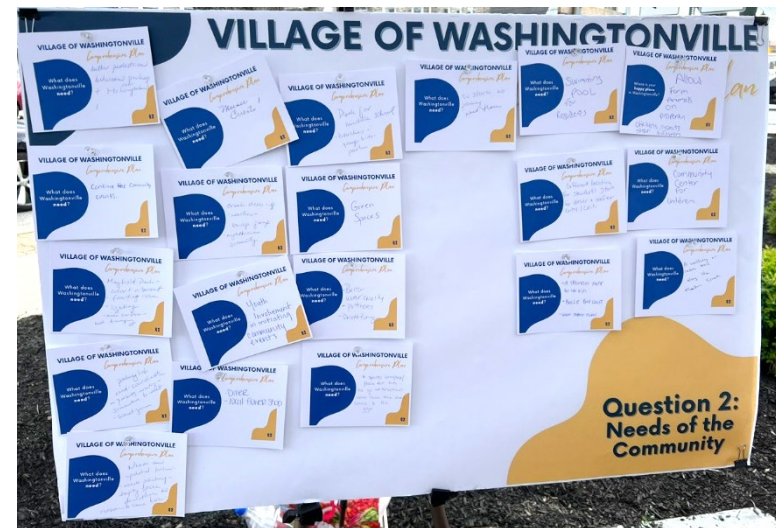


Figure 6. Washingtonville Day.

I.I. REGIONAL LOCATION/ CONTEXT

Washingtonville is a 2.54 square mile incorporated village located within the Town of Blooming Grove, Orange County, NY. It is one of two villages within Blooming Grove. The Village is located centrally within the County – it is about 5 miles from I-84 to the north, and 5 miles from NYS Route 17 Quickway to the south.

The Village is served primarily by two state roads – NYS Route 94 which runs west and east through the Village, and NYS Route 208, which runs north and south. It is approximately 3 miles to the west of the Metro North Port Jervis Line Cornwall train station. The former New York and Erie rail right of way, now the Schunemunk Rail Trail, is being developed as a rail trail and runs generally parallel and along the Moodna Creek.

The Village is located centrally within the “Golden Triangle”, an area formed by the interchanges of Route 17, I-84, and the NYS Thruway (I-87). Much of the large-scale regional development in the County has occurred along these major transportation corridors, as well as at their interchanges.

Moodna Creek Watershed

The Village is located within the Moodna Creek watershed. The Village’s water supply draws from the watershed that contributes to the underlying aquifer. Orange County commissioned a watershed report prepared by a committee of municipal representatives within the watershed. In 2010, the Orange County Water Authority published a Conservation and Management Plan for the watershed. The most significant

issues confronting the Moodna Creek watershed communities include flooding, the presence of dams, climate change which will affect flooding, habitat loss and introduction of invasive species, water supply risks and shortages, wastewater contamination, and stormwater management.

Recommendations applicable to Washingtonville include but are not limited to: protecting riparian buffers from development, enhancing habitat protection during the development review process, and promoting low impact development.

Hudson Valley

Regionally, Washingtonville is within the Hudson River Valley Greenway area and is a participating Greenway community member. The Hudson River Valley Greenway Act of 1991 created a process for voluntary cooperation among 264 communities within 13 counties that border the Hudson River, to facilitate a regional strategy for preserving scenic, natural, historic, cultural and recreational resources. It also encourages compatible economic development. The "Greenway criteria" goals are:

- Natural and Cultural Resource Protection - Protect, preserve and enhance natural resources including natural communities, open spaces and scenic areas as well as cultural resources including historic places and scenic roads.
- Economic Development - Encourage economic development that is compatible with the preservation and enhancement of natural and cultural resources including

Village of Washingtonville

2025 Comprehensive Plan

agriculture, tourism and the revitalization of established community centers and waterfronts.

- Public Access - Promote increased public access to the Hudson River through the creation of riverside parks and the development of the Hudson River Valley Greenway Trail System.
- Regional Planning - Communities can work together to develop mutually beneficial regional strategies for natural and cultural resource protection, economic development (including necessary public facilities and infrastructure), public access and heritage and environmental education.
- Heritage and Environmental Education - Promote awareness among residents and visitors about the Valley's natural, cultural, scenic and historic resources.

The Hudson River Valley is federally recognized through its designation as the Hudson River Valley National Heritage Area. Congress officially acknowledged the significance of the history and the resources of the Hudson River Valley to the nation's founding. The Village of Washingtonville is among the many communities with a rich history that contribute to the National Heritage Area.

Orange County

Orange County is guided by a comprehensive plan that was last updated in 2023. As per the Plan, the Village of Washingtonville is identified as a Priority Growth Area (PGA):

“Most of the Areas include a prominent central business district, regional civic and employment sites, a mix of land use types and intensities, pedestrian-oriented neighborhoods,

access to major transportation systems, and a diversity of housing, community, and commercial activities...The County Plan supports additional development including commercial, suitable industrial, higher density residential, and community service uses. The use of infill construction and mixed-use building development as methods of revitalization are especially appropriate in these areas.”

The Plan incorporates consideration of the environment and conservation into development of the PGAs, including: preserve land affecting water supplies, steep slopes (15% and more), agricultural soils, wetlands (including those not protected by agencies such as vernal pools), floodplains and riparian buffers, habitat for rare species, scenic views, historic and cultural resources, and land adjacent to protected areas.

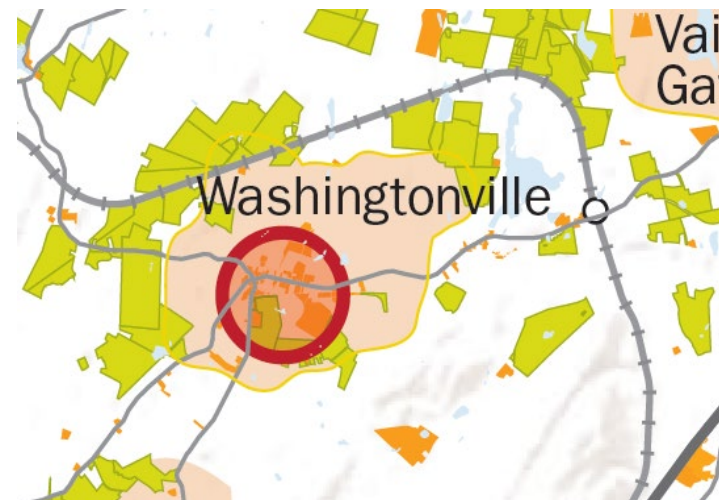


Figure 7 Excerpt from the County Plan.

Within the PGAs, it is the County's intent to prioritize investment in central water and sewer service, sidewalks and bike lanes, transportation infrastructure, and affordable housing.

Washingtonville is a Community Center with a growth area contributing to it, and agricultural land within and surrounding the Village.

Orange County Greenway Compact

The Orange County Greenway Compact was approved by the Hudson River Valley Greenway Communities Council in 2013. The Greenway Compact is a state-sponsored program that expresses a regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for making land use decisions.

As a Greenway Compact Community, the County can take advantage of the benefits offered by the program, including but not limited to direct grants for capital and planning projects. In keeping with the concept of Priority Growth Areas, the Design Manual identifies five "Places" to direct growth. Both within and outside of the growth areas, nature and open space is still the underlying framework around which development patterns are to be organized in order to protect the environment and preserve the integrity of natural systems. As per the Greenway Compact, economic development is not just about new buildings - agriculture is also a foundation for a successful

economy and the Compact calls for linking environmental and agricultural heritage to sustainable agricultural practices. As mentioned previously, it is noteworthy that the PGA shows Washingtonville with farmland that surrounds it, which is why there remains a sense of coming into a distinct village community.

New York State

Within a one-month time period in 2011, the Village of Washingtonville experienced two extreme storm events: Hurricane Irene (August) and Tropical Storm Lee (September). The Village of Washingtonville sustained severe damage, including the destruction of the former Village Hall and numerous dwellings. Portions of the Village were flooded with up to 8 feet of water. Many buildings, streets and properties were severely flooded, and some were torn down as part of the Village's participation in a federal/state hazard mitigation program.

One of the worst outcomes was that the flooding incapacitated emergency services, government and public work operations². As a result of the damage sustained by the community, the Village of Washingtonville was selected as a **New York Rising Community Reconstruction (NYRCR) community**. To address the impacts associated with these events, and establish long-term resiliency, the NYRCR Washingtonville Plan was prepared with the involvement and participation of Village stakeholders. As per the Plan, issues to be addressed include:

² NYRCR Village of Washingtonville, March 2014.

- The Village's proximity to the Moodna is both an asset and a liability – it offers passive and active recreational opportunities to residences and visitors, but is the source of repeated and significant damage during flood events;
- Repeat flooding of the Village's primary transportation access and corridors causes safety hazards;
- A thriving economy is significantly restrained as the downtown hugs the creek, and buildings are situated in the floodplain increasing their vulnerability;
- Increasing housing costs and reduced affordability – housing loss causes a strain on the local housing stock, and limits where future housing can be located to avoid repeat losses;
- Lack of focused planning documents – the Plan specifically indicates that ***"the lack of a formal Washingtonville Comprehensive Plan presents a challenge for verifying the consistency of local ordinances with shifting community goals and preferences."***

NYRCR: VILLAGE OF WASHINGTONVILLE, ORANGE COUNTY, NY
Figure 9. Risk Areas

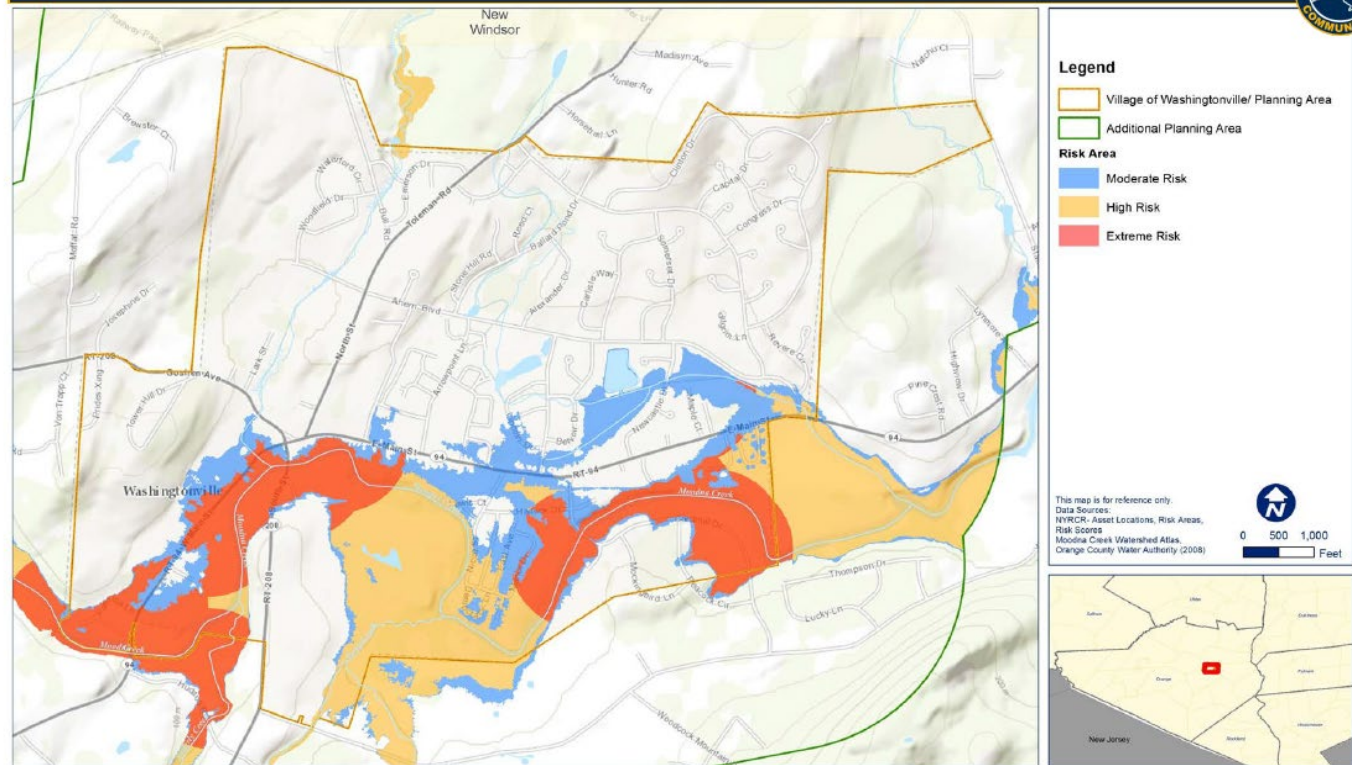


Figure 8. Risk Areas. NYRCR Plan.

The NYRCR Washingtonville Plan expressed a Vision unique to that planning effort:

"To create a resilient and vibrant environment in the Village of Washingtonville that embraces the community's history, charm, and character while providing for future economic stability and reducing vulnerability to the effects of natural hazards, flooding, and climate change. Through stakeholder-driven action the Village will focus its efforts to recover from the past and most recent storm and flood events by fostering

economic vitality and focusing on the safety and well-being of people, property, and critical assets. The Village of Washingtonville will recover from the effects of Hurricane Irene and Tropical Storm Lee, and past flooding events to create a community that is stronger and more economically robust as a result of rebuilding and re-visioning. By capitalizing on the social, economic, and environmental assets; protecting vulnerable populations; maintaining community character; and attracting new families and businesses; the Village of Washingtonville will remain a safe, resilient, and welcoming place.”

The forward-thinking NYRCR Plan has been reviewed during preparation of this Plan, and recommendations have been incorporated.

A photograph of the Washingtonville Central School building. The building features a prominent portico with white columns and a pediment. The pediment contains a circular window and the text "WASHINGTONVILLE CENTRAL". A tall, white steeple with a green dome and a weather vane is visible behind the building. A large tree stands in front of the building, and a blue mailbox is on the sidewalk. The sky is blue with white clouds.

2. VISION FOR THE FUTURE

Long range planning begins with a community's vision for its future. It describes Washingtonville's values and aspirations and a shared image of how it wishes to evolve over the next 10 years and beyond. A vision considers the attributes of a community that make it unique – its environmental and cultural fabric - and is forward looking, positive and affirmative. The Vision Statement provides a succinct statement against which all policies and proposals can easily be tested and is supported by a series of Goals and Objectives around which the recommendations of this plan are arranged.

The Vision evolved from input provided by the CPC and public through participation in a mini survey and a public workshop. It is evident that Washingtonville residents believe their community is very special. As part of the mini-survey (approximately 153 respondents), participants were asked what is their favorite place in Washingtonville. Responses included, but were not limited to, the following:

- Moffat Library;
- Vern Allen Park and the Ahern Boulevard and Village park system in general;
- Brotherhood Winery;
- The entirety of Washingtonville;
- My home.



Figure 9. Word Cloud of Favorite Places.

The responses were varied and specific businesses as well as downtown Main Street were identified as favorite places. What was special about this survey was the number of residents that love their home and the entirety of the Village. Continuously maintaining and improving the Village is key to encouraging retention of homeowners and renters who will stay long-term in Washingtonville. Longevity promotes several community benefits, including:

- civic engagement;
- social engagement, family ties, and friendships;
- triggering neighborhood revitalization efforts; and
- life-expectancy.

“Places with residents who stick together more on a community or social level also appear to do a better job of helping people in general live longer.”³

Residents and stakeholders have expressed the community spirit, community events, and programming that connect the community and want this atmosphere to be sustained.

Being pro-active and pursuing the recommendations in the Comprehensive Plan will promote the long-term stability and desirability of Washingtonville. Protecting the assets which make Washingtonville desirable - its Library, Brotherhood Winery, its downtown, its residential neighborhoods, the school system, its environment, or open space/park system - is essential to maintaining Washingtonville’s special sense of place.



Figure 10 Downtown Washingtonville.

³ <https://www.sciencedaily.com/releases/2020/03/200310124706.htm>

2.1. VISION STATEMENT

Long range planning begins with a community's vision for its future. It describes Washingtonville's values and aspirations and a shared image of how it wishes to evolve over the next 10 years and beyond. The Vision considers the attributes of Washingtonville that make it unique – its environmental and cultural fabric - and it is forward looking, positive and affirming. The Vision provides a succinct statement against which all policies and proposals can be evaluated and is further divided into a series of Goals and Objectives around which the recommendations of this plan are arranged.

WASHINGTONVILLE VISION STATEMENT

The Village of Washingtonville is a quaint, picturesque, welcoming and supportive community. Its unique character and history are evident throughout the Village. The Village of Washingtonville will continue to preserve its quality of life, protect its natural resources, and protect and support the economic interests of the community by supporting local businesses and encouraging responsible development. In the next 10 years and beyond, the Village of Washingtonville will:

- *Protect and enhance its natural environs including floodplains, wetlands, surface waters, its native landscape and scenic views.*
- *Maintain its historic beauty and character through appropriate future reuse and compatible development.*
- *Protect the aesthetic character and quality of life within the downtown and residential neighborhoods.*
- *Encourage economic development which fits within the Village's existing building pattern and scale of development.*
- *Encourage collaboration between residents, business owners, and organizations within the community.*
- *Emphasize transparency and accountability for all.*

Preservation, Environment, Character, Protect and Historic - these are guiding words.

2.2. CHALLENGES AND OPPORTUNITIES

The challenges confronting the community, and opportunities that may be pursued were evaluated when developing the goals and objectives for the Comprehensive Plan. Community input was gathered from a public participatory process which included:

- A Mini-Survey;
- A Public Workshop; and
- CPC Committee meetings.

Approximately 153 persons participated in the Mini-survey event. In addition, 38 persons attended the public workshop. The results of these efforts are summarized in **Appendices A and B**.

Issues

The following issues were identified during the planning process:

- Traffic and road conditions, including speeding and traffic congestion at the Route 94/208 intersection. Need for more lighting and sidewalks.
- There is a need to revitalize and grow the downtown, including improving its aesthetics, expanding the number and mix of businesses to include entertainment and restaurants, and supplying adequate off-street parking.

- Provide social gathering places, especially for segments of the population such as children and seniors.
- Stabilize the ratable base so that property taxes are controlled.
- Support and expand community facilities and services, including ensuring there is police presence throughout the community.
- Establish regulations for, and enforce property and street maintenance, to address issues such as littering;
- Ensuring the Village's environment is technologically advanced, including providing adequate internet service;
- Avoid over-development with uses that are not compatible with the Village's vision, whether it be residential or nonresidential uses, and do not permit development that would alter or destroy the Village's historic "gems";
- The cost of housing and concerns that long-term Washingtonville residents will be priced out of the market, whether it is children wanting to come back to live in the community, or empty nesters looking to downsize.
- Ensure that infill development along the main Village corridors and within downtown are compatible visually – in terms of scale, pattern of development, and streetscape character, with the existing scale and character of the Village.

Opportunities

The following opportunities have been expressed throughout the planning process:

- The Village is very community-spirited, friendly and family-focused. It has great community events to draw visitors to Washingtonville.
- The Village maintains an excellent history and many buildings still exhibit their historic character in their appearance and architecture. It needs to preserve the local historic and architecturally attractive buildings. It has a historic cemetery, and the Village could create a walking trail with historic markers documenting this history.
- The Village is blessed with an interconnected open space system, which offers green “relief”, walking and recreation opportunities.
- The Village has an opportunity to expand social and community programs, especially for its youth and senior citizens.
- The Village has a true downtown, which can accommodate additional businesses. There is an opportunity to activate the downtown by encouraging restaurants and entertainment uses, e.g., a bowling alley or movie theater with a food court. The Village should collaborate with owners and landlords to maintain high occupancy of commercial and business space.
- The Village has a quintessential Village look that is unique and hard to recreate and should be preserved.
- The Village has an excellent network of sidewalks which provide safe means of access to the residential neighborhoods, downtown, and the school system. It can be enhanced and interconnected with the Schunnemunk Rail Trail. There is also an opportunity to create a continuous walk which would include a riverwalk along Moodna Creek.
- The Village has a diverse assortment of housing types, which provide opportunities for singles, families, and seniors. Housing can be expanded through infill development downtown and in the southern gateway, and on remaining underutilized or vacant properties provided it is consistent with the character of existing residential neighborhoods.

A photograph of a park during autumn. In the foreground, a large tree with vibrant orange and yellow leaves dominates the left side. The ground is covered with fallen leaves. In the middle ground, a colorful playground with blue, yellow, and red equipment is visible. A large, bushy white flower stands in the foreground on the right. The background features more trees with autumn foliage and a clear blue sky.

3. LAND PATTERNS

3. LAND PATTERNS

A purpose of the 2025 Comprehensive Plan is to express the community's preferences for land use – the types, pattern, intensity and density for the residential, nonresidential, and open space areas within the Village. This pattern is based on a consideration of the relationship of uses to one another, the underlying environmental foundation on which development occurs, transportation system and utility availability, proximity to community services, and input expressed by Village residents. This pattern should not and is not based on one factor, e.g., sewer availability, but by all factors that are considered collectively to develop the Conceptual Land Use Plan.

The Conceptual Land Use Plan for Washingtonville serves as the basis for the Village's long term future growth and development, consistent with the expressed Vision Statement for the Village. Inherent to the community's expressed preferences with regard to the land use pattern is that the building scale should be consistent with the existing built environment.

Ultimately, the land use categories identified in this section will be implemented through adoption of land use regulations in Chapter 175, Zoning. The Conceptual Land Use Plan is intentionally drawn to have generalized and non-specific boundaries, so that flexibility and discretion can be used at the time that the Village translates the conceptual land use areas

into distinct zoning districts. The following descriptions identify the land use areas that constitute the Village.

3.1. OPEN SPACE AND RECREATION

The Village of Washingtonville is blessed with an interconnected system of greenway corridors which encompass the many streams and wetlands that are located throughout the Village. These complexes are all tributary to the Moodna Creek to the south of the developed portion of the Village. The Open Space and Recreation are also encompasses the Village's parks, a majority of which is centered along Ahern Boulevard. This land use area also encompasses the properties that were acquired through the hazard mitigation program and can only be used for passive open space purposes. The intent of the Comprehensive Plan is to protect these areas from encroachment and inappropriate uses. Parcels which have been in homeowner association ownership need to be carefully monitored, so that these properties do not end up being privately owned and proposed for development. The Village can enhance the open spaces it owns, by installing bird and bat boxes, and should use these areas as an educational opportunity for students and residents alike.

3.2. LOW DENSITY RESIDENTIAL

The Village's low-density areas are generally found along the Village's westerly and southerly boundaries – these areas have been developed with single-family detached dwellings on

larger lots. This area also encompasses the Washingtonville Central School District's school complex in the community. The intent of this zoning is to protect the single-family neighborhoods within this area. Single-family detached dwellings will remain the primary land use in this area. In the southern portion of the Village, some of the dwellings along Cardinal Drive were acquired due to the extreme flooding they experienced in 2011 – these areas are now in open space.

3.3. MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential land use area encompasses the smaller lot single-family detached dwellings within the Village. A large majority of the lots in the Village range from 10,000 square feet to 40,000 square feet. Like the Low Density Residential area, single-family detached dwellings will remain the primary land use in this area. Pre-existing two family dwellings, single-family attached dwellings are allowed to be continued. For these existing developments, the bulk standards applicable to the lots when they were approved would be applicable.

3.4. HIGH DENSITY RESIDENTIAL

The High Density Residential areas encompass the Village's multifamily and manufactured housing complexes. These areas include Brookside Acres and Washingtonville Manor manufactured housing communities, Rocky Point apartments, Rocky Knoll apartments, Weathervane condominiums, Brookshire, and similar developments. The Village has a

significant diversity of multifamily housing, and they were introduced through various rezoning amendments, resulting in a hodge podge of regulations. The multifamily uses are allowed and will continue in accordance with the standards that were approved as part of each site plan/subdivision that was approved. It will be important to ensure that the common areas that are integral to these multifamily developments remain as originally approved, and are not acquired with the intent of further development except with uses that are accessory to the overall development, e.g., additional recreation areas, etc.

3.5. LIMITED USE CORRIDOR

The Village is served by two state roads, NYS Route 94 and NYS Route 208. These corridors are identified locally as West and East Main Street, and South Street and Goshen Avenue. Except within the downtown area, the uses along these corridors are overwhelmingly residential in use. Because of their higher traffic volumes, there is tendency for applicants to request that existing residential buildings/lots be converted to commercial use. The effect, however, would be to weaken the downtown area as the center for retail, personal service, entertainment and other uses which together, serve to draw residents and visitors into the community. These uses, if introduced to an otherwise residential neighborhood, could be disruptive to that environment by way of light levels, noise, and similar effects. The Village does recognize there are a limited number of nonresidential uses, primarily office space, that are low intensity commercial uses, whose business hours are generally 9 AM to 5 PM, that would not be disruptive to a

neighborhood. These uses would be allowed within limited areas along these corridors. Further, it is along these corridors where many of the Village's historic residential buildings are located. It is the Village's intent to preserve all historic buildings, and to allow adaptive reuse of the buildings, provided their historic and architectural character are preserved. In this regard, the Village may allow some additional land uses on these historic properties.

3.6. DOWNTOWN

The Village downtown area is the heart of the community. It contains the major retail and commercial uses within the community as well as some of its major community facilities, i.e., the Moffat Library. The intersections of W. and E. Main Streets, and South Street, Goshen Avenue and North Street, are the core of the older, more historic area of the Village. Stretching farther to the west along W. Main Street, the downtown area essentially ends at the Washingtonville Central school complex.

The intent of the comprehensive plan is to preserve and infill the downtown with additional commercial uses. In particular, the Village favors restaurants and other activities that will draw residents and surrounding town residents to it.

The comprehensive plan does envision that multifamily dwelling units would be allowed in the upper stories of buildings within the downtown. The Village desires to keep the existing 2-2.5 story scale of buildings in the community. There are pre-existing buildings which are three stories and which

frame the E.J McLoughlin Commons gathering area, but the Village prefers lower scale buildings. While the Village supports infill development, it does not support demolishing existing historic buildings to achieve this objective.

During peak AM and PM hours, the intersection of NYS Route 94 and NYS Route 208 causes traffic back ups at the intersection within the downtown. It is a recommendation of this comprehensive plan that a traffic feasibility study be conducted to determine whether any additional north south connectors could be introduced so traffic can be dispersed around this intersection. This would involve communications with various stakeholders, especially the school district, to install minor streets to bypass the intersection if feasible.

Visitors to the community require parking. While the Schunнемunk Trail may encourage residents to walk or bike to the downtown area, it is expected that additional parking areas may be needed. This can be achieved by either purchasing small lots, or by consolidating existing parking behind buildings. Some of the existing parking is provided on a lot-by-lot basis – if these were consolidated, it would result in efficiencies which would increase the parking supply.

Within and running to the south of the downtown area is the Schunнемunk Rail Trail. The rail trail can act as a pedestrian linkage for the whole community, where the west and east ends can be connected to the downtown.

At this time, the Village's downtown has expanded to the south side of the Moodna Creek along South Street. In the

next 10-20 years, the Village envisions that the heavy commercial, automotive uses would eventually convert to more downtown oriented businesses. In addition, the Village also envisions the downtown expanding into the vacant lands to the south of the rail trail, generally to the south of Depot Street. The design guidelines at the end of the Comprehensive Plan provide images of the appearance of infill and new development within the downtown for guidance.

3.7. COMMERCIAL AND LIGHT INDUSTRY

There are two areas in the Village intended to accommodate heavier commercial uses and light industrial uses. The commercial area is located by the Village's wastewater plant, and is used for self-storage facility and contractor uses. The Village's light industrial area accommodates a variety of heavy commercial, distribution, and other uses. To the south of the light industrial uses, the Village has expressed that the manufactured housing communities that are located within the 100-year floodplain, and which have been subject to repeated inundation, should ultimately be converted over to light industrial uses should the manufactured homes be relocated.

3.8. GATEWAY

The Gateway area is a large area located along the easterly side of NYS Route 208 when entering the Village from the unincorporated Town of Blooming Grove by the state roads' intersection with Woodcock Mountain Road. This area has

historically been farmland, and remnant farm buildings exist on the property. At the intersection of Woodcock Mountain Road and traveling north, there are stunning and expansive views of Schunnemunk Mountain. The Village desires that the scenic vistas be preserved.

Much of the lands within the Gateway area consist of floodplains and NYSDEC wetlands. Thus, development will likely occur in the uplands on the westerly side of the property.

To achieve multiple objectives, the Village envisions that a variety of uses could occur on the property, given its scale. The uses which the Village seeks to encourage include the continuation of agricultural uses, a small-scale business park (non-warehouse), active adult housing, veteran housing, and other limited commercial uses. Since this area is primarily in single-ownership, there is an opportunity to create a planned development for it.

The business park the Village envisions would be comparable to the East Gate and West Gate business parks in Goshen. Buildings are two stories and host a variety of businesses. It does not anticipate the need to accommodate tractor trailers, or outdoor storage.

The active adult community or veterans housing would also be low-scale developments with patio homes, attached fourplex dwellings, or similar smaller footprint buildings.

To preserve scenic views, the Village would allow development, provide it does not block the scenic vista. This would necessitate locating the development as far east as

possible on lower elevations on the Gateway properties, but outside wetlands and floodplains (for residential development). Here, the building height may be required to be limited to one-story if necessary. Parking and other facilities would need to be landscaped and screened from view.

The intent is for the Gateway to be constructed as a multiuse extension of the Village, at the same village scale. There are new planned communities, such as Serenbe in Georgia, that intertwine business, housing, and agriculture together. The Gateway area is not intended to be a monolithic single use, but a combination of uses, with infrastructure connections to one another, whether it is lighting, sidewalks and trails, and other amenities.

4. GOALS AND OBJECTIVES



4. GOALS AND OBJECTIVES

To achieve the Vision Statement, the Comprehensive Plan incorporates the following specific goals. Each broad goal is further broken into objectives which are concrete measures to implement the goal. They are as follows:

Goal 1: [Section 4.1 – Land Use and Zoning] The Village is a mature historic and rural-suburban community which has limited areas for expansion – it is the Village’s expectation that the Village will experience pressure to develop remaining vacant lands which are environmentally sensitive, and also anticipates infill type development. The Village seeks to promote a diverse land use pattern which allows for the continued reasonable growth of residential and commercial uses which are consistent with, and do not impact the Village’s environmental, scenic and historic resources, and which is consistent with the scale and density of existing development.

Goal 2: [Section 4.2 - Housing] Continue providing a diversity of housing options equivalent to the Village’s existing diversity, where no one housing type dominates the community, and ensure future housing development is consistent with the preferred scale, density and size preferred by the Village.

Goal 3: [Section 4.3 – Environmental Resources] The Village, throughout its growth, has protected a rich system of interconnected floodplains, streams and wetland corridors. The Village will continue to protect this system, which enhances the Village’s sense of open space and community character, protects water quality which among other things protects its public water supply, and ensure that the future density of

development is limited in areas which are environmentally constrained.

Goal 4: [Section 4.4 – Transportation] Promote a multimodal transportation system which prioritizes an interconnected and safe pedestrian network while improving traffic mobility, especially through the center of the Village.

Goal 5: [Section 4.5 - Community Services and Facilities] The Village has a wealth of community services and facilities which serve its residents and businesses. The Village seeks to ensure that these resources are storm-hardened.

Goal 6: [Section 4.6 Historic and Scenic Resources] Protect the historic and scenic resources within the community that have established the Village’s unique sense of place.

Goal 7: [Section 5 – Downtown Washingtonville] The Village will protect and revitalize its quintessential historic downtown which grew around the crossroads of South and North Main Street, and West and East Main Street. New commercial development will be channeled to the downtown, and parking and infrastructure will be improved to support downtown activity. The Village envisions limited expansion of the downtown on the south side of Moodna Creek, building upon the small core of retail and commercial uses already located there. The Village does not seek to commercialize the Village’s major transportation corridors, as it will take away from the strength and draw of downtown. The Village will ensure that any new infill development is consistent with its historic character.

At A Glance

The Village is mostly “built out”. Approximately 94.8 acres are considered vacant, and much of that land area is constrained by wetlands and floodplains.

Residential land uses account for 50 percent of the Village’s total area.

Parks/open space account for 20 percent of the Village’s total area.

Only 3 parcels are present which are in agricultural use.

86.4 acres of the 1554.3-acre Village area is commercially used.

A sizeable area – 162.1 acres, is dedicated to community facilities and services most of which is part of the Washingtonville Central School District facilities.

There are presently 12 zoning districts that regulate land use in the Village.

4.1. LAND USE & ZONING

Goal 1: The Village is a mature historic and rural-suburban community which has limited areas for expansion – it is the Village’s expectation that the Village will experience pressure to develop remaining vacant lands which are environmentally sensitive, and also anticipates infill type development. The Village seeks to promote a diverse land use pattern which allows for the continued reasonable expansion of residential and commercial uses which are consistent with, and do not impact the Village’s environmental, scenic and historic resources, and which is consistent with the scale and density of existing development.

- **Objective 1.1 – Simplify the Number of Residential Zones.**

Over the years, individual residential developments have been proposed, and often times, these developments have been implemented through the creation of a new zoning district with their own individual regulations. As the Village is mostly developed, the Comprehensive Plan recommends that zones be consolidated to more efficiently regulate the residential uses in the community.

- **Objective 1.2 – Create a new Downtown Zone and Rezone Areas to Allow Downtown Expansion.**

In order to implement the recommendations of this Comprehensive Plan, and especially Chapter 5, the Comprehensive Plan recommends creating a new Downtown

zoning district to encompass the Village's historic downtown, as well as to include areas for its expansion. The Downtown zone would focus on uses which are community-oriented, and which activate the downtown with entertainment, restaurant, shopping and similar uses.

- **Objective 1.3 – Create a Simple Use Table and Bulk Table.**

The existing zoning chapter is set up to have a descriptive listing of uses allowed within each zoning district, organized by zoning district. To simplify the new zoning, it is recommended that a Use Table be created for the residential and nonresidential uses, where it is formatted to review which districts allow each use as per the table. This will also assist in avoiding land use inconsistencies between zoning districts.

- **Objective 1.4 - Address creation of the Joint Planning Board/ZBA.**

Like other smaller communities, the Village has been experiencing difficulties with getting volunteers to populate the municipal board, such as the planning board, the zoning board of appeals, and the architectural review board. As a result, the Village Board has created a joint Zoning Board of Appeals/Planning Board as per the recommendations of the Association of Towns. In general, the preference is that these two boards be separated at such time that there are sufficient volunteers to populate them. However, the Plan acknowledges that this arrangement is necessary until that occurs.

- **Objective 1.5 – Update the Purposes Section of the Zoning.**

The purposes section of the Village's Zoning Chapter will be updated to ensure it encompasses the goals and may of the objectives set forth in this Comprehensive plan. Development applications will be reviewed against those purposes to ensure they are consistent with the Comprehensive Plan.

- **Objective 1.6 – Update the Zoning Chapter to Reflect Current Procedures.**

The Comprehensive Plan recommends that the Zoning Chapter be updated so that it is consistent with New York State Village Law, in terms of its definitions and procedures.

- **Objective 1.7 – Create Overlay Districts Consistent with the Comprehensive Plan.**

In order to achieve several of the objectives of the Comprehensive Plan, the zoning will implement a number of overlay zones intended to achieve particular objectives, including creation of a floodplain overlay zone to regulate activities within the special flood hazard area, viewshed overlay zones to guide development and protect scenic vistas within an important viewshed, and historic preservation overlay zones which would protect specific historic resources within the Village, and provide incentives to their protection by allowing adaptive reuse.

- **Objective 1.8 - Support Business Formation.**

The Village supports new business formation within the community. To that end, businesses should be guided to the

Blooming Grove Washingtonville Chamber of Commerce, as well as the Orange County Chamber of Commerce which provides resources for start-ups.

- **Objective 1.9 – Support Property Maintenance.**

The Village of Washingtonville Code contains a chapter regulating property maintenance. The Comprehensive Plan recommends that it be reviewed to ensure that “zombie” properties, i.e., any dwelling or commercial building which has been abandoned and is in a state of disrepair, are addressed. In particular, the property maintenance section and/or other sections of the Code need to ensure that historic buildings, which are more vulnerable given their age, are maintained when vacant. Note that Section 1308 of the Real Property Actions and Proceedings Law that imposes the requirement to inspect, secure and maintain vacant and abandoned properties on mortgagees or their servicing agent.

- **Objective 1.10 – Support outdoor cafes and other entertainment uses.**

Since the COVID pandemic, outdoor dining has been an important component of restaurants, which allowed them to continue to operate while meeting safe distancing requirements, but which has become a mainstay of communities as they have helped to revitalize streets and sidewalks. Outdoor dining helps make communities more vibrant and welcoming. People enjoy the outdoor environs, whether catching street scenes, or overlooking an attractive garden or vista. The Comprehensive Plan recommends that the Zoning Chapter be updated to explicitly allow outdoor

cafes, but with proper operating parameters, e.g., ensuring that there is still sufficient space for pedestrians when located on a sidewalk, noise control, etc.

- **Objective 1.11 – Allow Event Venues.**

Large celebrations, such as weddings and corporate sponsorship events, have evolved and expanded, beyond typical catering halls. As part of the experiential economy, planners and operators now stage experiences that are appealing and sell and are memorable. As a result, individuals prefer to have their events occur at nontraditional locations, such as farms, barns, vineyards, historic properties, and similar properties. The Comprehensive Plan believes allowing event venues will help support and revitalize properties within the Village, whether at Brotherhood Winery, or as part of the agricultural Gateway properties, and event venues should be allowed in appropriate locations.

- **Objective 1.12 – Implement Dark Sky Standards.**

The Village of Washingtonville, while itself suburban in nature, is surrounded by a rural and semi-rural backdrop. Village residents appreciate these environs, and the uncrowded ambience of the community. Part of this ambience is an environment which is not overcrowded or over lit by light pollution. Light pollution is the human-made alteration of outdoor light levels from those occurring naturally. Issues associated with light pollution include glare, sky glow, light trespass, and visual clutter. Light pollution has negative effects on human health including circadian rhythm disruptions, sleep

Village of Washingtonville

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disorders, increased stress, loss of sleep, hypertension, and other health issues. It is also a source of energy waste.

Washingtonville is on the fringes of urban areas with high levels of light pollution. The brighter the color, the more light pollution exists – Washingtonville's location is shown on the accompanying map. Often times, urban environments are lit to a large extent to address safety concerns. However, unshielded wall-paks and other light fixtures create significant light trespass on neighboring properties. A balance is needed between the two competing interests. To that end, the Comprehensive Plan recommends that the Zoning Chapter be amended to include dark sky lighting standards, which control overlit environments, but still recognize the need for securing properties. The blue arrow in the image identifies Washingtonville's location.

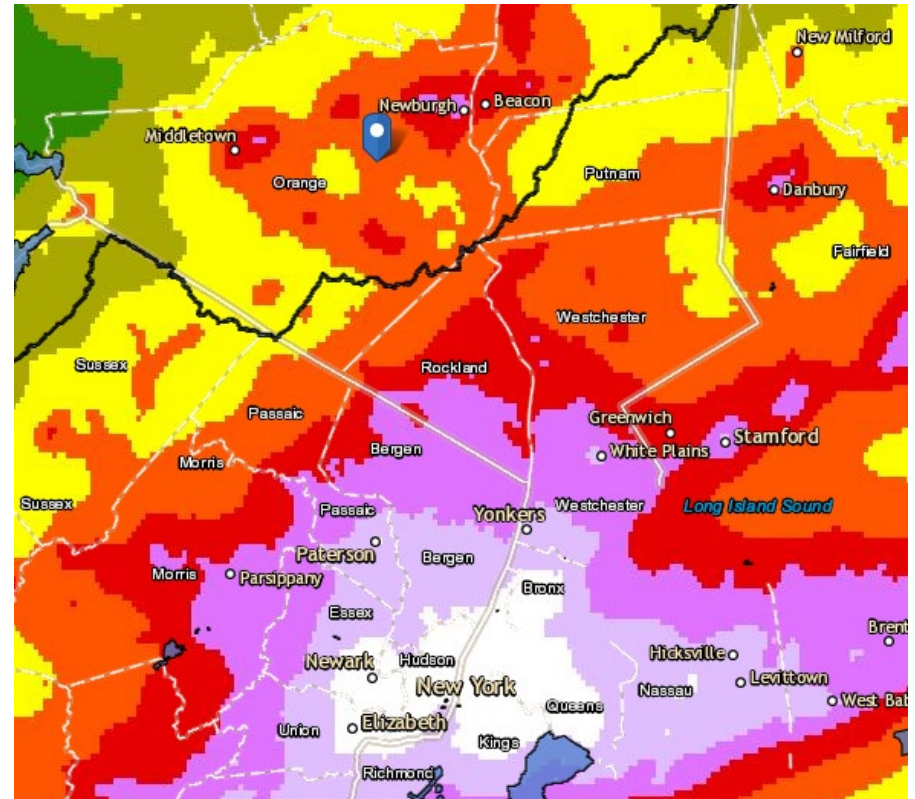


Figure 11 Source: <https://cires.colorado.edu/Artificial-light>

Objective 1.13 – Implement landscaping standards.

The Comprehensive Plan recommends that landscaping standards be implemented as part of the Zoning Chapter. This includes preservation of existing natural landscapes. Landscaping offers numerous benefits including but not limited to:

- improves air and water quality - Plants and trees can filter the air and soil, and trees can absorb pollutants like smoke, ozone, and nitrogen oxides
- reduces noise – Trees and shrubs with thick foliage can absorb sound waves, effectively muffling the noise by acting as a natural sound barrier. In addition, leaves, branches, and stems scatter sound energy, reducing its intensity.
- moderate temperatures - This is accomplished by shading through trees and shrubs, which block direct sunlight from reaching buildings and surfaces, and reducing heat gain. Plants cool the air through a process called evapotranspiration, where water is released from leaves into the atmosphere, creating a cooling effect.
- ecological benefits - It provides a refuge for wildlife, as plants, trees, and bushes can provide food and living spaces.

- property values. Well-landscaped properties will command higher property values which helps support the community's ratable base.

Landscaping is important to mitigate the effects of climate change.



Figure 12. Landscaping benefits.

At A Glance

There were 2,064 occupied housing units in Washingtonville in 2020.

Owner-occupied units comprise 72.4 percent of the housing stock; rental units are 20.3 percent.

Approximately 770 acres of the Village are in residential use; 88.5 percent of the Village's tax parcel are in residential use.

Of the total 2,126 dwelling units, 58 percent of the housing stock consists of single-family detached dwellings.

Approximately 27 percent of all dwellings consist of buildings with 2 or more dwelling units.

The majority of housing units have 3 bedrooms (34%); 1- and 2-bedroom units comprise 48 percent of the housing stock.

The only locations which have larger parcels that are zoned residential are the R-A and R-MHC zones, which are mostly constrained by wetlands and the 100-year floodplain.

New housing development can be expected to occur on underutilized developed properties.

4.2. HOUSING

Goal 2: Continue providing a diversity of housing options equivalent to the Village's existing diversity, where no one housing type dominates the community, and ensure future housing development is consistent with the preferred scale, density and size preferred by the Village.

- **Objective 2.1 – Allow apartments within the Downtown area.**

The Village envisions an enlivened Downtown, where businesses and entertainment uses are activated by residents through the community, but also through the introduction of quality apartments Downtown. The benefits of Downtown housing include:

- They are conveniently located within walkable environments and are close to work, dining, shopping, events, and other attractions
- Provides a sense of community and networking opportunities
- Lifestyles are more vibrant and energetic with the opportunity to be engaged in a more social life

The intent is to allow infill mixed use developments with upper story apartments, as well as allowing conversion of existing upper stories into apartments. Sufficient parking still needs to be provided unless waived by the Planning Board during any

review. Nothing is intended to permit the demolition of historic buildings to accommodate apartments.



Figure 13 Rendering of traditional mixed use development.

- **Objective 2.2 – Allow Active Adult Housing.**

The Village envisions the Gateway accommodating active adult housing. An active adult housing community –offers independent living with amenities and social activities as well as living spaces ranging from condominiums to single-family homes. Outdoor maintenance might be included for a fee, and the development offers health and wellness amenities such as a clubhouse and recreational spaces. Many active adults enjoy living in a community surrounded by their peers. Housing is usually “right-sized” and can be smaller than conventional housing. The intent is to allow a mix of single-family, single-family attached, and a limited number of multifamily dwellings. The development would be in close proximity to the Downtown areas, where residents could walk and recreate and enjoy

entertainment, restaurant and shopping opportunities. Depending on where the housing is constructed, patio (one-story homes) may be an appropriate design, especially where significant vistas are to be preserved. Any new construction will be subject to architectural review. Precedents for this style housing are Traditions at Red Hook in the Town of Red Hook outside the Village of Red Hook, and Warwick Grove in the Village or Warwick. The projects emphasize traditional neighborhood development (TND), where garages are behind dwellings and walkable streets are an element of the overall design. Precedent images are provided.



Figure 14 Active adult townhomes.



Figure 15 Active adult single family dwellings.

- **Objective 2.3 – Allow Veteran Housing.**

Within the Gateway, the Village envisions that a small number of apartments can be constructed or set aside as part of an active adult community, for veteran housing. Housing can consist of low-scale apartments, or “tiny homes” – see <https://www.washingtonpost.com/graphics/2018/national/tiny-houses/> . Apartments are often adapted for those veterans who are disabled. The intent is to meet the needs for veterans in the Village, the Town of Blooming Grove, and Orange County. The Village sees tiny homes as an opportunity to fulfill the needs of people who need affordable housing such as seniors and veterans. In the zoning, limitations would be needed related to occupancy. The Village will also need to

consider allowing some limited accessory storage for goods that residents may need to store.



Figure 16 Tiny home veteran housing.

- **Objective 2.4 – Allow Accessory Apartments.**

The Village will explore the creation of accessory dwelling units (ADUs) within the Village. ADUs can increase the housing supply without requiring additional new land development. The Village has discussed ADUs as an option to allow older adults and other family members to remain in their communities while providing them a level of privacy and independence in a

separate dwelling unit. The Village will consider the following when implementing ADU provisions:

- ADUs for family members are favored.
- ADUs would be allowed within an existing dwelling or in a detached building already in existence.
- Expansions would not be needed to accommodate the dwelling unit.
- The ADU must be smaller and subordinate to the primary dwelling.
- A special use permit would be required so that the Village can monitor and make sure the ADU meets the regulations. It can be renewed on an annual basis.
- The Village would determine what the minimum lot area, dwelling unit type, and other standards are as part of the zoning effort.
- **Objective 2.5 – Enact a Rental Registry.**

Concern exists that existing dwellings are being subdivided into multiple rental apartments where only single family detached dwellings may be permitted or where they otherwise would require special use permit or site plan approval, or that the dwellings are not being maintained for the benefit of the health and safety of the rental occupants. Municipalities in New York State have adopted rental registry laws to ensure tenants are living in rental units that are safe, healthy and up to code. In the Town of Clarkstown, the obligation to ensure a

unit is registered has been extended to brokers and real estate agents – it is unlawful for a broker or agent to list, solicit, advertise, exhibit, show or otherwise offer for lease, rent or sale on behalf of the owner any dwelling unit for which a rental permit has not been issued by the Building Inspector. The beneficial purposes for a registry include but are not limited to:

- The protection of the character and stability of residential neighborhoods;
- The prevention of housing conditions that adversely affect the safety, general welfare and health of persons occupying dwellings;
- The enforcement of minimum standards for heating, plumbing and other sanitary equipment;
- The enforcement of minimum standards for light and ventilation necessary for health and safety;
- The enforcement of minimum standards for the maintenance of existing residential buildings and the prevention of blight conditions;
- The preservation property values.

The Village will explore enacting a rental registry.

At A Glance

The Moodna Creek is the major defining environmental feature that runs through the southern portion of the Village. Satterly Creek is the other major creek that is located on the westerly side of the Village.

An extensive floodplain complex associated with Moodna Creek encompasses most of West Main Street, a portion of East Main Street, South Street within the downtown and the Gateway area. Severe weather events in 2011 resulted in extreme flooding along the entire stretch of Moodna Creek in the Village.

An extensive wetland/stream complex is found along all the tributaries to the Moodna and Satterly creeks which is mostly preserved as open space and parkland. There are 3 NYSDEC wetlands in the Village. Hydric soils represent 16% of all soils in the Village.

The Village gets its groundwater supply from a shallow sand and gravel principal aquifer.

Steep slopes are found mostly at the Village's boundaries.

Habitat is present for the Northern Long-eared Bat and Indiana Bat.

4.3. ENVIRONMENTAL RESOURCES

Goal 3: The Village, throughout its growth, has protected a rich system of interconnected floodplains, streams and wetland corridors. The Village will continue to protect this system, which enhances the Village's sense of open space and community character, protects water quality which among other things protects its public water supply, and ensure that the future density of development is limited in areas which are environmentally constrained.

- **Objective 3.1 – Establish Usable Area when Determining Residential Density/Nonresidential Intensity.**

Residential density and commercial intensity of development should reflect the usable area of any lot. For example, a property that is constrained by the wetlands should not have the same level of residential or commercial buildout as an unconstrained lot. The Village will scale development based on the usable areas of the lot, taking into consideration the following, at a minimum:

- Wetlands and waterbodies
- 100-year floodplain (special flood hazard area)
- Steep slopes

- **Objective 3.2 - Prohibit Residential Development within the 100-year floodplain.**

In 2011, the Village experienced some of the worst flooding in its history. Residential neighborhoods that were within the 100-year floodplain of Moodna Creek experienced severe flooding and loss. At that time, the federal government and New York State, through the hazard mitigation program, purchased 18 dwellings which had experienced repetitive damage. Based on the recommendations of the NY Rising Program, the Village will restrict any new residential development within the 100-year floodplain. This shall not apply to pre-existing residential dwellings, but existing dwellings will not be expanded to accommodate another dwelling.

- **Objective 3.3 - Strictly limit Nonresidential Development within the 100-year floodplain.**

Similar to Objective 3.3, the Village wishes to discourage nonresidential development within the floodplain. This is especially true of any businesses that store or utilize hazardous or flammable materials. There are some uses, such as the solar energy facility to the south of the Moodna, which has been constructed within the 100-year floodplain – the facility is unoccupied except for maintenance and thus any flood event would not result in the loss of life. The appropriateness of a use to be situated within the 100-year floodplain will be subject to Planning Board approval – a floodplain development permit will be required, if the use is permitted.

- **Objective 3.4 - Protect Existing Open Space Lands from Private Acquisition.**

The Village is blessed with open spaces which meander between the residential neighborhoods to the north of East and West Main Streets, and which contain wetlands and streams which are tributary to the Moodna Creek. Much of the open space has been previously dedicated to the Village, but there are some open space areas which are owned by homeowner's associations as common area. From time to time, it appears that these properties have ended up in tax arrears, and then have been purchased by individuals that wish to develop these open space properties. The Village will enforce these properties from being developed as per their original approvals. The Village will also communicate with Orange County to ensure they are not acquiring open space properties and then selling to private owners with the anticipation of development them.

- **Objective 3.5 - Protect the Village's Water Supply.**

The Village's main water supply is located in a wellfield along the Moodna Creek. As per studies, it is hydrologically connected to the Moodna Creek. It is a sand and gravel aquifer, and is thus permeable to potential pollution. A source water assessment has rated the two water supply wells along the Moodna 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 to homes and businesses meet or exceed New York State's drinking water standards for microbial disinfection. It is recommended that an Aquifer Overlay district be established within the area defined as the wellhead area to limit certain uses or activities which could impact the Village's water supply. The Village should also implement an education program that informs residents and businesses of best practices for protecting the aquifer area.

As the creek is a Class "C" stream, it is not afforded any protection by the NYSDEC from activities that disturb the bed or banks of the stream. These activities would be regulated by the NYSDEC. The Comprehensive Plan recommends that a buffer be established along the stream and that disturbance be reviewed and approved by the Planning Board. Buffers improve stream health and water quality by slowing runoff, filtering pollution, preventing soil erosion, and shading the stream to keep waters cool.

- **Objective 3.6 – Support Volunteer Creek Cleanup.**

Working with the NYSDEC, the school district and volunteers, the Village should establish a committee tasked with exploring, analyzing, and improving the Moodna Creek and its

watershed. The creek is a major amenity within the Village, and its water quality is important to the health of the community, its water supply, and the aquatic ecosystem. A healthy stream will attract visitors to use the stream and enjoy its scenery. The Saw Mill Coalition is an example of a volunteer group established for this purpose.

- **Objective 3.7 - Encourage EV charging stations.**

Suburban residents drive more than their urban counterparts, spend more on vehicle fuel and maintenance, and often have fewer alternatives to driving to meet their transportation needs. Over the long run, electrical vehicles can help residents reduce those costs and minimize the environmental impact of transportation in their communities.

To support the use of electric vehicles, the Village can pursue grants to install EV charging stations. In addition, appropriate building permits should be required for the installation of charging stations at businesses and dwellings. However, the Village needs to consider appropriate measures where EV chargers would potentially be located within the floodplain. Best measures would be to locate them outside the floodplain.

At A Glance

The Village's transportation system consists of roads and pedestrian facilities.

There are approximately 21 miles of roads in the Village.

Of all workers, 69 percent commuted alone in vehicles. About 7.4 percent used public transportation and 12.1 percent worked from home. The mean travel time to work is 36.6 minutes.

Two state roads travel through the Village – NYS Route 208 and NYS Route 94.

About 18 percent of all commuters travel to New York City. About 39 percent commute to jobs in Orange County.

41 percent of all households own two cars.

Schunnumunk Rail Trail passes through the Village along the former New York and Erie Railroad Newburgh Branch. It is the one project included on the Orange County Transportation Council's Transportation Improvement Program (TIP).

The downtown intersection of NYS Route 94 with NYS Route 208 posts congestion issues.

4.4. TRANSPORTATION

Goal 4: Promote a multimodal transportation system which prioritizes an interconnected and safe pedestrian network while improving traffic mobility, especially through the center of the Village.

The Village is committed to supporting a multimodal system where residents can drive, walk, and bike to places within the community safely and efficiently. The Village is committed to "Complete Streets" policies where it commits to planning and designing roads for safe, convenient access and mobility of pedestrians, bicyclists, public transportation riders, and motorists, including children, the elderly, and persons with disabilities.

- **Objective 4.1 – Increase walkability in Washingtonville.**

The Village will prioritize walkability, especially Downtown, by pursuing design methods such as reducing curb cuts, improving crosswalks and connecting new and existing sidewalk infrastructure where appropriate, especially where connections between neighborhoods, public transportation routes and community services are possible.

- **Objective 4.2 - Promote the continuation of Schunnumunk Trail.**

Orange County has acquired the former New York and Erie Railroad Newburgh Branch rail right-of-way. The intent, working with other agencies, to connect the Schunnumunk Trail with the Orange County Heritage Trail and extend it to the

Hudson River waterfront. It would also connect with the Wallkill Valley Rail Trail, extending into Ulster County and beyond. Trails can boost the Village's economy by attracting visitors who will spend money on food, lodging, equipment, and other items. Trail tourism can create jobs and increase property values. Washingtonville can be a key hub along the trail, and a jumping point for nearby destinations, e.g., Schunemunk Mountain Trails. The Village supports and encourages all efforts to acquire and improve the trail.

- **Objective 4.3 – Secure linkages connecting the Schunemunk Trail to surrounding neighborhoods.**



Figure 17. Trail crossing.

Locally, the Schunemunk Trail travels west-east through the Village along the Moodna Creek, extending the entire length of

the Village. As the trail is improved, appropriate and safe linkages should be provide to the trail to allow another way for residents to access the Downtown and other residential neighborhoods. Further, new road crossings over the trail are to be avoided to the maximum extent, and appropriate safety measures should be put in place, e.g., bollards and lighting, to protect the trail and allow day and evening use of the trail.

- **Objective 4.4 - Explore alternative routes around the NYS Route 94/NY Route 208 Intersection.**

One of the issues identified by residents is that the intersection of NYS Route 94 and NYS Route 208 can get backed up during specific periods of the day, e.g., the AM and PM peak periods as well as times when the schools are recessing during the day. Residents are concerned about emergency services to travel through the Village during these time periods. It is noted that there are other connections within the Village to get around the intersection, including Locust Street which connects to Woodcock Mountain Road, and Hudson Road, which connects NY Route 94 to NYS Route 208 to the south of the Village. The issue revolves more around getting to other points within the downtown, which does require travel through the intersection. For example, a vacant property to the north of Moffat Library could be acquired, and a small street could be added which connects NYS Route 208 to NYS Route 94 by extending around the library - to enable this would require easements or acquisition of property on a private parcel to the west of the library. Similarly, a more formal route could travel through the existing municipal parking lot to then intersect with North Street – again, this requires collaboration with private

property owners. It is recommended that the Village pursue grant funding to retain a transportation consultant to explore these options.

It is noted that recommendations have included creating a traffic roundabout – while this should be explored, it may not be possible without removal of McLoughlin Commons and/or endangering historic buildings at the intersection. Any solution will require collaboration of multiple property owners to create alternative routes and/or acquisition of additional property.

- **Objective 4.5 – Expand and consolidate parking within the Downtown Area.**

Residents and businesses have expressed concern that the viability of the Downtown depends on the availability of parking facilities. At present, the Village has two municipal parking lots - one to the rear of East Main Street across from its intersection with North Street, and the other is located along the Moodna in the location of the former Village Hall. Together, there are approximately 85 spaces. There are about 55 parking spaces East Main Street lot, where it adjoins a series of additional parking areas for the various businesses that front to South Street and East Main Street in this location.

Ultimately, if these various parking areas were consolidated, it would likely increase the number of total parking spaces by at least 15-20 percent, and offer a better circulation system. The same is true of the areas behind the existing buildings to the north of McLoughlin Commons although not as easily consolidated as the space is smaller. Lastly, if the vacant property were purchased to the north of Moffat Library, it could

also introduce additional parking. These opportunities should be explored.

- **Objective 4.6 – Review and expand locations for on-street parking where possible.**

One of the difficulties of finding parking Downtown is that there are not as many on-street parking spaces as is typical in other village downtowns. Because of the number of turning lanes at the West/Main Street intersection with NYS Route 208, it eliminates the possibility of having spaces at the intersection where most buildings are – parking is limited to the south side of the street. If some of the driveways that access these roads were combined, it would allow for additional on-street parking spaces in certain locations, e.g., in front of the two banks across from Stewarts. As site plan applications come in before the Board for reuse of these buildings, driveway consolidation should be explored. The Village should explore funding to perform a parking inventory and study for the Downtown.

- **Objective 4.7 - Explore the need for a traffic signal at the entrance to the manufactured home communities; traffic calming.**

Members of the community have expressed that the Village should consider installing a traffic signal to the primary entrance to the community. In general, there does not appear to be sufficient traffic activity to warrant signalization in this location. However, it is acknowledged that Hallock Drive is a straightaway where vehicles may be speeding, creating safety concerns for the local residents. While a signal may not be

warranted, the intersections could be evaluated and stop signs may be appropriate, with crosswalks which would provide a visual queue for vehicles to slow down in this area. Also, Hallock Drive and Nicolle Street is excessively wide for Village streets, and some of the street area could be reclaimed for landscaping and sidewalk areas – in general, narrower roads have the effect of “calming” traffic.

Residents have expressed that there are areas of the Village where excessive speeding is occurring. In these locations, traffic calming design would be appropriate to reduce vehicle speeds. “Traffic calming” refers to design interventions that make streets safer by reducing opportunities for illegal or aggressive driving. Measures may include the installation of stop signs, speed bumps, rumble strips, curb extensions, raised crosswalks, as well as other measures. They are especially useful in residential neighborhoods with long lengths of roads that are not traffic signal or stop-controlled.



Figure 18. Traffic table to slow traffic.

Neighborhoods that experience speeding vehicles can petition the Village and request that these measures be installed. An elevated speed bump platform was installed along Cherry Street in Katonah to reduce speeds on this road – the speed bump is properly signed. These larger platforms are better at surviving snowplow blades.

Measures also include painting crosswalks where vehicles will typically slow down by observing these visual cues. In addition, the street intersection can have textured pavement where vehicles are not allowed to park (to improve visibility) and to control the flow of traffic. Note that a grassy verge between a sidewalk and the road can also provide a sense of separation and safety from the travel lanes.



Figure 19. Painted crosswalks and bumpouts.

Along wide streets, landscaped bumpouts or curb extensions can reduce the vehicle path which also has the effect of reducing speeds – at an intersection, it reduces the length of the pedestrian crossing. They also can be used for bioretention plantings.



Figure 20. Landscape bumpout.

In Ringwood, New Jersey, along Skyline Drive, rumble strips are used to warn drivers to reduce speed. The Village supports incorporating traffic calming measures.



Figure 21. Rumble strips.

At A Glance

The Village is home to the Washingtonville Central School District – the middle and high school, an elementary school and the central school district’s administrative offices.

The Village has its own police department.

The Village of Washingtonville fire department provides emergency service protection.

The Blooming Grove Ambulance Corps services the Village.

Moffat Library, listed on the National Register of Historic Places, serves Washingtonville and the school district.

There are 7 named parks within the Village, and most are situated along Ahern Boulevard.

The Schunnemunk Rail Trail is the most recent addition to the Village’s recreational amenities.

Although the Moodna Creek travels through the Village, it is not used formally for fishing or boating activities.

4.5. COMMUNITY FACILITIES & SERVICES

Goal 5: The Village has a wealth of community services and facilities which serve its residents and businesses. The Village seeks to ensure that these resources are storm-hardened.

- **Objective 5.1 – Develop a Villagewide Storm Hardening Plan.**

The Village and affiliated agencies should implement a storm-hardening plan, particularly those providing services to the public, like government facilities, supply chain providers, and food and grocery services. The hazard risk is significant to Washingtonville with the Moodna Creek flowing through the Village, and much of the community along the Moodna being in with the special flood hazard area.

The first step is to conduct a storm-hardening evaluation where buildings and infrastructure are evaluated to determine whether they can withstand extreme weather events. The evaluation determines not just whether they are likely to remain standing, but whether they will remain operational.

The process also assesses whether the involved agencies and properties are prepared for the after-storm process. All stakeholders should have a disaster-response plan in place to immediately begin mitigation and after-storm recovery. These plans must include a process for documenting storm damage and applying for federal assistance.

Ultimately, the goal of the storm-hardening process is to prevent damage. From a design perspective, hardening strategies can be divided into two categories: gray and green mitigation strategies.

Gray mitigation strategies relate to physical barriers designed to mitigate damage caused by water surge. Individual buildings can be hardened by adding additional reinforcing and concrete to/in the existing concrete masonry walls. There are cost-effective approaches to strengthening buildings' exteriors, preventing water breaches, over-pressure, and possible failure during extreme weather events. While these practices should be employed for any building in a flood zone, it's particularly important for emergency services structures that must remain operational during and following storm events.

Green mitigation strategies against storm hardening include natural landscape strategies. The development of vegetative barriers may minimize storm damage. Dense root systems may mitigate against erosive effects.

Another useful mitigation strategy is the creation of hilly parks in areas that are susceptible to flooding. The parks are built to higher elevations than surrounding buildings and infrastructure and, similar to levees, are designed to stop flood waters from spreading. With the proper forward-thinking vision of the designers and stakeholders, they can serve a dual purpose as popular recreational spots.

Given the damage that the Village sustained in 2011, funding should be continuously sought to be able to storm harden critical infrastructure and buildings.

- **Objective 5.2 – Enhance Recreational Facilities.**

It is evident from community input that Village residents love the recreational system. It is one of the most significant amenities that the Village can offer. The Village has an expansive park system and its location along Ahern Boulevard allows for the majority of most residents easy and walkable access to these parks. Walkers are often observed using the sidewalks along the boulevard for exercise and enjoyment. Residents love their parks and have recommended additions to this complex. Among the features that the Village could consider are pickleball courts; roller and ice skating; community gardens; picnic areas and a pavilion; swimming pool and spray parks. Residents would also like to set up space to host community events and concerts and also have requested a sport complex with indoor space. For example, Cardinal Drive could accommodate a community garden. The Village should also incorporate the Moodna Creek into its recreational offerings, including the feasibility of a canoe/kayak launch.

- **Objective 5.3 - Develop a Community Center.**

The community supports the creation of a community center for the Village. There are numerous advantages to a community center including but not limited to: promoting community fitness; supporting youth development and after school activities; providing senior programming; hosting art and cultural events; providing publicly safe spaces. Community centers are important for community building, where people can come together, communicate, and share

- **Objectives 5.4- Support Policing.**

- **Objective 5.5 – Ensure there is proper lighting within the Village for safety purposes.**

- **Objective 5.6 – Practice Transparency.**

media sites, message boards, text alerts, or similar means. Enhanced communication between Village residents, businesses and stakeholders forms a solid foundation for communication.



Figure 22. Municipal digital signboard.

A word cloud visualization of terms related to open data and transparency. The most prominent words are "government", "transparency", "open", and "data". Other significant words include "technology", "legislative", "participation", "engagement", "local", "civic", "democracy", "public", "investigative", "policy", "social", "people", "change", "information", "innovation", "money", "united", "access", "software", "education", "community", "creative", "now", "blah", "democracy", "change", "social", "people", "change".

FAST FACTS

It is believed that the first settler in Washingtonville was a principal chief of the Waoraneck Indians by the name of Maringamus.

Vincent Mathews is identified as the first non-native settler in the Washingtonville area. The eastern portion of Washingtonville was part of the original Mathew's estate, known as Mathewsfield

In 1809, John Jacques set up a shoemaking shop in the Village, a settlement of nine houses. He would then establish Brotherhood Winery in 1839, America's Oldest winery.

The Village became known as Washingtonville in 1818. It is believed the George Washington watered his horse at a trough in the downtown.

Two sites, Moffat Library and Brotherhood Winery, are listed on the National and State Register of Places. An additional 22 other sites are eligible for listing.

According to the Village Historian, there are numerous buildings/lots in the Village which are locally historic.

The most scenic views of the Village are Schunnemunk Mountain and the Moodna Creek.

4.6. HISTORIC & SCENIC RESOURCES

Goal 6: Protect the historic and scenic resources within the community that have established the Village's unique sense of place.

The Village is proud of its history which extends back to the Colonial Era. From its founding, the Village evolved from a crossroads hamlet surrounded by farmland, and its oldest buildings have been clustered near the intersection of the original roads that traveled through the Village – East and West Main Street, North and South Streets, and Goshen Avenue – as well as along the old roads. The historic and architecturally significant buildings in the Village instill Washingtonville with its unique sense of place. The public participants have noted that Washingtonville feels like a community because of the cohesiveness of its building pattern which is largely intact. Notably, the Village has evolved with Schunnemunk and Woodcock Mountains as the Village's backdrop. Preservation of the Village's scenic setting and vistas is equally important to the community.

- **Objective 6.1 - Preserve the village's historic and architecturally significant buildings.**

Maintaining historic, scenic, and cultural assets and preserving the original fabric of a community enriches it and allows its own residents and visitors to learn about and explore the Village's history and culture. Historic, scenic, and cultural assets enrich the everyday experience of living and working in a community and establish the Village's unique sense of place.

Historic preservation can promote place-based economic development and conserve natural resources through reuse of existing structures and buildings. Preserving these assets is ultimately sustainable, e.g., the reuse of a historic building does not demand materials like new construction and does not generate waste from demolition, does not result in the processing of materials used in new construction, and energy is not consumed. There is often a high-quality and high-value materiality to older and historic buildings, which cannot be achieved today in a new building without significant cost. Preserving historic resources protects and preserves overall property values. Preserving historic buildings and structures includes protecting the Village's historic cemetery.

For these reasons, preservation of these resources is important to the Village of Washingtonville.

- **Objective 6.2 – Create a Historic Overlay zone.**

The Village's development pattern, and the location of its historic buildings are well-defined, and are clustered within the Downtown area, and then extending out along the five major roads in the Village – East and West Main streets, North and South streets, and Goshen Avenue. The Comprehensive Plan recommends creating a Historic Overlay zone which documents these clusters, especially the local significant historic and architecturally important buildings, and ensuring that they are recognized and protected.

- **Objective 6.3 – Create a historic inventory.**

A comprehensive list of historic resources and structures in the Town needs to be created, working with the Village Historian and other key individuals knowledgeable about the Village's history. This inventory should include::

- Identification of all National and State Register Historic Places;
- All historic cemeteries and family plots;
- Buildings and structures over 100 years old; and
- Identification of the location of all historical markers within the Village.

The Village's history should be formally catalogued so that residents are educated about the history of their community. Once these historic resources have been identified, efforts need to be made to educate property owners on the benefits of historic designation. Funding is available and should be sought for this effort.

- **Objective 6.4 - Create a Historic Preservation Board.**

In order to provide the most protection to the Village's historic buildings and structures, it is recommended that a Historic Preservation Board be formed, whereby proposed alterations or demolitions of these building are first reviewed.

Local landmark designation is the best method for ensuring that historic buildings in the Village are protected and

preserved. A local historic board would be tasked with reviewing applications that may result in the alteration, removal or demolition of designated landmark structures and buildings. The Village Board would designate landmarks after a public hearing has been held and the Town Board has approved the landmark status, except that any building or structure which are on the National or State Register of Historic Places, or eligible for listing, would be automatically deemed to be a local landmark. The benefit of a local landmark designation is there is a protective status on a building and it cannot be altered or demolished without the action first being reviewed. Review of activities that would require approval from a historic board would be set forth in the legislation.

To the extent that the Village wants an existing board to take on this responsibility, it is recommended that the PB/ZBA be given historic review authority over buildings that may come before them as part of any special use permit, site plan, or subdivision review, in order that they may be able to preserve important historic buildings as part of an application review. The Planning Board, as part of its authority, can consult with agencies or other individuals to provide guidance, e.g., the NYS Historic Preservation Office.

- **Objective 6.5 – Allow Adaptive Reuse of Historic Buildings.**

Opportunities exist to incentivize historic building preservation by allowing the conversion of historic buildings for alternative uses that are not otherwise permitted in the zoning district within which they are located. For example,

historic buildings can be repurposed for restaurants and offices to allow for an alternative use of the building. The property owner would have to commit to preserving and maintaining the historic character of the building, in exchange for flexibility in the use allowed for the building. The building would be subject to Planning Board review and approval to ensure that the proposed use is complementary to and does not impact the neighborhood within which it may be sited, especially if the neighborhood is mostly residential. Hours of operation, noise, traffic generation, and other potential effects would be reviewed.

- **Objective 6.6 – New infill development shall complement and be consistent with existing historic buildings.**

Infill development is the process of inserting new development between and among existing uses and buildings. Where this occurs in an area with historic buildings, it is important that the infill development be consistent with the building and architectural pattern of adjoining buildings and spaces. The Design Guidelines at within the Comprehensive Plan address this objective. To that end, any infill development should consider the following:

- complement the historic character of the area, but do not be an exact copy. Buildings should be architecturally compatible and use materials that are typical for the area at the time of construction.

- New buildings should be in the same scale with the existing historic building pattern. For example, if all buildings front to a sidewalk, the infill building should as well.

- **Objective 6.7 – Install historic interpretative signage.**

The Village should seek funding and install interpretive signage along community trails, within the downtown, and near historic sites to provide the background and history of important places in Washingtonville. The Planning Board should work with applicants to install historic/educational signage on their sites where appropriate.

- **Objective 6.8 - Preserve scenic vistas of Schunnemunk Mountain and adjacent hills.**



Figure 23. Vistas to be preserved.

Scenic vistas are present throughout the Village. The most significant are those of Schunemunk and Woodcock mountains. These mountains are visible from three distinct areas in the Village – along East Main Street, where there are glimpses through the trees and buildings; Ahern Boulevard, where unobstructed views exist to the east of its intersection with Newcastle Drive; and, the most significant vistas are visible from South Street (NYS Route 208) to the south of Moodna Creek and to the roads intersection with Moodna Creek. The Comprehensive Plan recommends preserving these significant vistas to the greatest extent practicable.

- **Objective 6.9 – Install public art displays.**

Public art installations benefit the community in many ways, including:

- Attract visitors to the Village which can boost the local economy
- Educate people about the community's heritage
- Provide a platform for local artists and contribute to their community
- Create a positive environment
- Improve the visual environment and reduce littering and pollution

Displays can help break up long expanses of pavement, activate mundane or otherwise boring spaces. The Village should pursue a program of finding spaces where art

installations can be used to add visual interest, especially downtown.



Figure 25. Sculptural installation.

- **Objective 6.10 – Install gateway signs.**

The Village of Washingtonville does have gateway signs, but as presently located and designed, are not noticeable within the landscape. Gateway signs can be used as visual branding to welcome visitors, provide a sense of the place, and promote the Village. The following images illustrate examples of gateway signs. They can also have a tag line, such as “Live, Work, Play” and should be visible during the day and evenings. Some can also include a digital display board.



Figure 24. Illuminated gateway sign.



Figure 26. Gateway sign with digital signboard.

5. DOWNTOWN WASHINGTONVILLE



FAST FACTS

This will have “fast facts” of info for each subsection of the goals and objectives.

The Downtown has a mix of row-style and detached downtown buildings.

Its oldest buildings date to the 1800s.

McLoughlin Commons is an important gathering place downtown.

Mixed use commercial and residential buildings already exist in the area.

The Downtown extends across and on the south side of the Moodna Creek.

On the north side of the Moodna Creek, a prevalence of the properties are in the 100-year floodplain.

Decorative lighting and landscaping is not part of the Downtown’s landscape.

On-street and off-street parking is at premium.

Mays Field, a recreation space in the Downtown, is owned by the Town of Blooming Grove.

5. DOWNTOWN WASHINGTONVILLE

Goal 7: The Village will protect and revitalize its quintessential historic downtown which grew around the crossroads of South and North Main Street, and West and East Main Street. New commercial development will be channeled to the downtown, and parking and infrastructure will be improved to support downtown activity. The Village envisions limited expansion of the downtown on the south side of Moodna Creek, building upon the small core of retail and commercial uses already located there. The Village does not seek to commercialize the Village’s major transportation corridors, as it will take away from the strength and draw of downtown. The Village will ensure that any new infill development is consistent with its historic character.

The precedent images below are intended to convey the type of downtown atmosphere that the Village aspires to – it already has “good bones” – there are many historic and architecturally pleasing properties that establish the area as the Downtown. The images show how the Village seeks to evolve. The images show two types of downtowns – one consists of row-style attached buildings that have different facades for visual interest; the other images are of villages which have evolved from individual historic homes into retail, business, and mixed use spaces. The Village of Washingtonville has both forms.

Village of Washingtonville
2025 Comprehensive Plan





Village of Washingtonville
2025 Comprehensive Plan



- **Objective 7.1 – Create a “synchronized” streetscape for Downtown.**

The Village of Washingtonville Downtown was not built at once. It was an old historic hamlet with small row style buildings but expanded to encompass dwellings expanding outward from the primary intersections of the Downtown. The dwellings are converted to business use, and many were altered with the incorporation of new facades. Among these older buildings is conventional, modern development, consisting of fast food restaurants with drive-throughs, and gas stations. These break up the continuity of the more historic streetscape. To mesh these sometimes disparate building elements together into a more cohesive environment, the Downtown needs to be improved with infrastructure and amenities including landscaping, street lighting, and continuous sidewalks. These elements can weave the appearance of the downtown into a cohesive whole.

- **Objective 7.2 – Preserve historic architecture.**

A prime objective is to preserve the historic buildings and their appearance as they add visual interest, community character, and emphasize the Village’s unique sense of place. New infill development needs to emphasize the same building patterns and architectural styles but in a more contemporary manner. The precedent images are taken from Eastdale Village, a new planned community in Poughkeepsie, New York.

- **Objective 7.3 – Maximum building heights and scale.**

The community finds that 2-2.5 story buildings are appropriate for the downtown. Few 3-story buildings exist except next to McLoughlin Commons. In addition, few buildings are longer than 100 feet in length. As per the precedent images, new building facades need to be articulated with breaks which provide the appearance of multiple buildings for multitenant uses.

- **Objective 7.4 - Install decorative signage.**

The precedent images provide examples of attractive, properly scaled signage. Signs on the same building are to be coordinated in color, based on the color scheme of the building. Paper advertising window signs need to be kept to a minimum, as they only introduce clutter into the visual landscape. Signs are to be externally illuminated, preferably with goose neck lighting. Backlit signs may be acceptable, subject to architectural review approval, when part of a wall sign.

- **Objective 7.5 - Support infill development that fills the “gaps” along the street frontages.**

There are certain uses which have been designed with the parking in the front near the street, and with the buildings setback. The Village encourages that these front areas be infilled with buildings so as to screen large parking areas and add uses and activity at the sidewalk.

- **Objective 7.6 – Encourage destination uses.**

The uses in the Downtown need to attract people – entertainment, restaurants, shopping boutiques, and similar uses will attract residents and visitors. Low volume businesses and offices are preferable for the Limited Use Corridor.

- **Objective 7.7 – Utilize outdoor spaces as linkages between different parts of Downtown.**

The Downtown area on the south side of Moodna Creek needs to be linked to the main part of Downtown to the north. While a sidewalk crosses the Moodna Creek along South Street, it is not a hospitable crossing, given the limited width of the sidewalk which is directly adjacent to a highly traveled road. Further there are no lights on the bridge.

More attention should be paid to the bridge linkage between the north and south side of the creek by Mays Field. A similar crossing exists in Warwick over the Wawayanda Creek - it is lit with decorative lampposts and is a more appealing crossing. Both ends of the bridge should be landscaped and made more attractive.



Figure 27. Colorful stream crossing, Warwick, NY.

- **Objective 7.8 - Allow outdoor dining or other activities in the front yard.**

As mentioned previously, a Downtown can be enlivened by allowing outdoor dining. In addition front yards can be used as an extension of the interior, with additional seating and other amenities.



Figure 28. Outdoor dining in front yard.

- **Objective 7.9 - Encourage adaptive reuse of historic outbuildings.**

There are older accessory buildings, e.g., old barns, which were part of the larger estate type housing within the Village. These buildings are equally a part of the landscape and need to be catalogued. Where they exist, they can be adaptively reused as makerspaces and for other purposes.

A photograph of a row of two-story houses. The house in the foreground has light green horizontal siding and a bright red front door. It features a small front porch with white columns. A large, bushy rose plant with many red flowers is in the front yard, partially obscuring the porch. To the left, another house with white siding is visible. The sky is overcast with soft clouds. A blue banner with white text is overlaid on the right side of the image.

6. DESIGN GUIDELINES

6. DESIGN GUIDELINES

6.1. DOWNTOWN AND CORRIDOR AREAS

The Comprehensive Plan recognizes the importance of protecting the Village's visual environment – for its health, safety, and economic well-being. During the public participation process, participants supported the concept of having design guidelines, especially to guide new development and alterations within the Downtown, as well as for commercial and mixed uses along Route 94 and Route 208.

These guidelines are intended to serve as a general guide for property owners, boards, and other decision makers when implementing improvements within the Village, whether to the public or private realm.

The guidelines especially focus upon downtown “village style” development. The preferences of the Village are to have infill and new development match the patterns that are present in its existing downtown. During the public workshop, participants were asked to rate images of commercial and residential development based on whether they liked the image and felt that it would be appropriate for the Village. The following images had the highest ratings:

- An image of a restaurant with outdoor seating in Chester, NJ;
- A street scene along Katonah Avenue in Katonah, NY;
- A residence converted into an arts and supply shop in Woodstock, NY.



Figure 29 Chester, NJ.

Based on the results of the public workshop and the comments on the images that were surveyed, these images convey the following:

- Traditional historic buildings which have been converted to commercial uses resonate with the community since the Village's downtown is the same. Reuse of existing historic

buildings that are authentic is hard to recreate, unless new development replicates specific architectural features that are authentic to period styles, e.g., Eastdale Village. Any design that attempts less may fail.

- Individual buildings, not row-style buildings, are preferred.
- Buildings that front to the sidewalk, or that have a landscaped front yard where public activities can occur, e.g., outdoor seating, received the highest rating.
- Although the Katonah image shows 3-story buildings, the preference is for 2 ½ story buildings. The Village does have two, 3-story buildings that front to McLoughlin Commons, but the vast majority of the buildings are 2-2 ½ stories in building height.



Figure 30. Corner Candle Store.

The Corner Candle Store is one of the most beloved buildings in the Village and embodies the elements that residents want to preserve and emulate.



Village Voices

- *No big buildings.*
- *No building that takes away from the small village atmosphere.*
- *Max height restrictions – 3 floors max.*
- *Coordinate signage – not large.*
- *Themed look throughout.*
- *Expand business on Main Street/keep historic architecture – use homes.*
- *More walkable Main Street, small boutique shops, and hand craft merchants (like Sugar Loaf).*
- *Plantings, lampposts, color/paint suggestions, lights/string lights.*
- *The Corner Candle Store. This was one of the nicest shops in Orange County.*



Figure 31 Katonah, NY.

What is common to these locations is that they have and maintain walkable downtowns. The communities have sidewalks, with shops that front to them. The buildings are attractive and maintained. These are also “smaller” scale communities – buildings are 2-3.5 stories, and buildings are not large or long.

A street block may have several row buildings, but they are not at an urban scale. Residents love the Village and would love to see an upgrade in the appearance of its downtown and corridors.



Figure 32 Woodstock, NY.

The images that are provided in the following sections are intended to provide inspiration on how the Downtown and corridor areas could evolve. The design guidelines will detail what it is appealing from a design perspective. Design guidelines would also guide infill mixed use and commercial development.

The design guidelines suggest development approaches which will help both the Village and applicants consider issues of overall site organization and design, architecture, landscaping,

parking, site design, and pedestrian circulation. The purposes are to:

- Maintain or improve the appearance and historic character of the Village's downtown and corridors;
- Encourage the highest quality of architectural and site design;
- Provide general design objectives; and
- Provide guidance to developers, property owners or business operators during the design phase of proposed projects.

These guidelines should be used by applicants at the beginning of the design phase of development and can be utilized by the village boards during application review. These guidelines are intended for general guidance, and the boards should vary from them where it finds the proposed design of a building is consistent with the Plan, and is protective of, or enhances, the Village's historic and architectural character.

Building Placement

Building setback. In a downtown setting, buildings typically front to street rights-of-way and the sidewalks that provide pedestrian access to the front of a building. Buildings should have no setback, or up to a maximum of 15 feet, so as to relate the buildings to the streetscape.



Façade relationship to the street. As shown in image above, buildings should never present a blank wall fronting to a street because it results in a poor and uninteresting streetscape and pedestrian environment. Buildings are to be designed so that entrance doors and windows, rather than blank walls, garages, or storage areas, face the street. Off-street parking areas should never be located in front a building. Where it is difficult to situate parking behind a building, it should only be along the side of it. The rear façade of a building, where storage, dumpsters, and utilities are located, should never be visible from a street or otherwise screened. Where a blank wall along a street cannot be avoided, landscaping or a mural should add visual interest.

Building alignment. The front facade of buildings are to be parallel to the street it adjoins, unless it is a corner property, where the Village can assess whether an angled building would achieve the objectives of these design guidelines. This image shows a building at an angle to the street corner. The

building in the image below is the front portion of a firehouse building (located in Cape May, NJ) which is located to the rear of this building.



Parking and building location. Downtown buildings need to be oriented parallel and fronting to a sidewalk, whether as it exists today or extended in the future. On-site parking spaces are not to be located between a principal building and the street to which it fronts.

Parking, to the maximum extent, is to be located behind a building, or within a side yard but behind the front façade. Only where the Village determines that a parking area cannot be located other than within the front yard, the parking area must be landscaped by a solid, continuous year-round vegetative

screen, consisting of a hedge, decorative fence, or combination of both. Mugo pine and trees are used to screen the parking in the example to the right.



Importantly, there should never be uncontrolled access into and out of a parking lot. Parking lots should be designed where there are clear access aisles and defined curb cuts need to be provided at driveways. Where a sidewalk crosses a driveway, the cement sidewalk should be continued. The image below shows the defined driveway point, with a drop curb where the driveway is only, and a landscape buffer between the sidewalk and parking lot (Armonk, NY). Service areas behind buildings, such as loading and unloading areas, need to be screened as done in the second photo.



Building Scale



Scale and mass. The guidelines encourage buildings that fit with the scale and mass of existing downtown buildings. The scale and mass of new buildings need to be compatible with that of the historic and precedent buildings, particularly as viewed from adjacent streets. Above, a large building has been broken into the appearance of multiple buildings through the use of multiple gable roofs, and different architectural treatments (Armonk, NY). The best treatment is to require smaller individual building footprints – breaking up the massing of a building is another design alternative.



Do not mismatch building masses!

Building height. The maximum building height will be dictated by the zoning regulations. However, the Village encourages 2-2 ½ - story buildings that are comparable to the existing building heights in the downtown.



Maximum footprint. The total footprint of any single building, whether or not a building is occupied by a single or multiple tenants, should not exceed a gross floor area of 5,000 square feet. Buildings should “go up, not out” up to the maximum height. Where the Village allows a larger building, especially where a row-style building is being designed, it should be broken up into wings, building extensions, and changes in massing and architecture so as not to appear overly large. It is common for older historic building expansions to extend back toward the rear yard, as lot widths were typically narrow. The image above (Armonk, NY) shows an addition to a converted residential dwelling.

Architectural details. Older “historic buildings” will have bays, porches, wings, and other details. There is no single prevalent

style in the downtown, but individual buildings do have an original architectural style, and rehabilitation of these buildings, or construction of infill buildings adjoining them, need to be sympathetic to and preserve these features. Always repair rather than replace architectural elements. Original architectural components, such as facias, soffits, trim, columns, brackets, porch railings, and door/window casings, and architectural details, such as joinery and surface patterns, contribute significantly to the character of a building and need to be protected. If replacement is determined to be necessary, make sure that style, size, and material match the original.



The building above, 7 East Main Street, dates to 1890 according to tax records. The building retains much of its

original façade and embellishments, including brackets under the eaves, wide frieze board, clapboard façade, finials, and stain glass windows within the ½-story attic. These are the features that give the downtown its historic character, and which would be negatively impacted if renovated to remove these details.

Building Façade Materials

Exterior facades. Exterior materials of new construction need to be compatible with those traditionally used in the Village and may include wood (clapboard, board and batten or shingles), or, to a lesser extent, brick or stone. Products that simulate wood clapboard (e.g. Hardiplank, Hardiboard) can be appropriate. Such siding material should replicate the smooth painted surfaces of authentic wood clapboard, match the reveal of the original clapboards, and incorporate corner boards where appropriate. If vinyl is allowed, it should be architectural grade and textured where applicable.

Stone product. Some prominent buildings in the Village have stone facades, e.g., 7 West Main Street and Brotherhood Winery. Colonial buildings in the Village have had clapboard siding, and a limited number of buildings are constructed in brick. Man-made or processed masonry materials (such as cultured stone) designed to simulate brick or stone may be used upon a determination by the Village that the texture, color, method of construction and architectural features (lintels, sills, etc.) of the material is sufficiently similar to that of the natural material to be compatible.

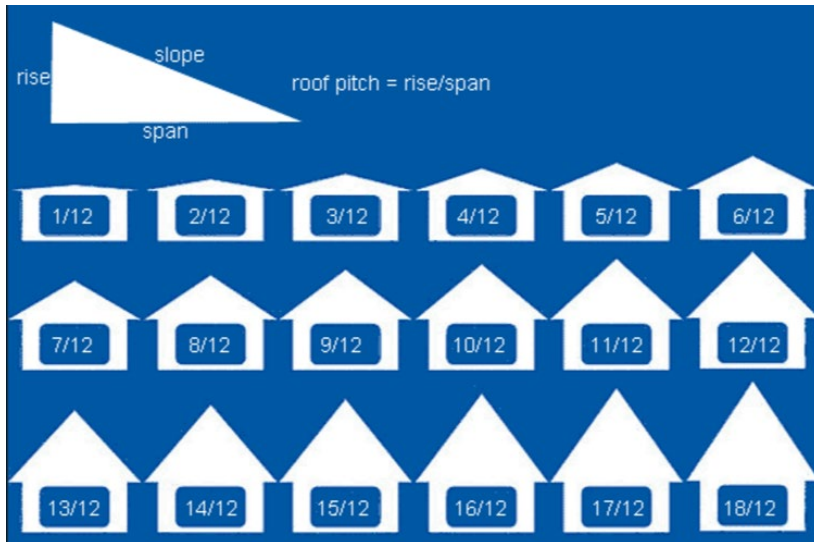


Stucco. Stucco buildings are not a common material used in the design of buildings in the Village. Stucco or similar troweled or sprayed-on textured surface finishes are allowed when used with a smooth (unpatterned) or sand finish, and would require wood trim, including corner boards, casing, and cornice and soffit details that are in keeping with earlier historic buildings. Exterior insulation and finish systems (EIFS), especially applied to historic buildings that have been wood clad, brick or similar material, is strongly discouraged. It is also discouraged for new buildings.

Unacceptable materials. Facades of metal, plastic, plywood panels, ceramic tile, or similar materials are strongly discouraged.

Trim. Existing historic trim, e.g., dentils, vergeboard, pedimented gable ends, and other trim features are to be retained or replaced in kind. Buildings are to be trimmed to match the architectural style of the building, whether renovated or new. Faux quoins made from stucco or EIFS are not consistent with the older architectural styles of Washingtonville buildings and are discouraged.

Roof Types and Materials



Roof style. Roofs in the Village are most commonly gable style roofs. All roofs are to be gabled with a minimum pitch of six rise to 12 span (or run). Few roof types have a roof pitch of 12/12 in the Village.

Flat roofs. Flat roofs can be allowed, only on 2-story buildings, if designed with a roof cornice or overhang with brackets similar to Victorian buildings. For one story buildings, a decorative parapet should be used to screen rooftop mechanical equipment. The strong preference is gable roofs. The image shows a flat roof building, which are more typically associated with attached row style buildings.



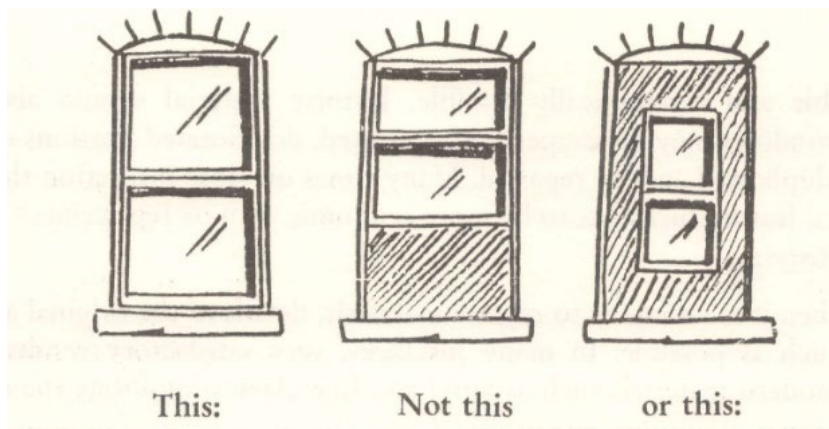
Alternative roof types. Gambrel or hipped roofs may be allowed if designed in a manner consistent with past Dutch Colonial historic building styles. Mansard roofs are not common to Village and are discouraged.

Dormers. Peaked or sloped roof dormers and cupolas are acceptable and help break up the roofline. The preference is for a building to have real dormers, not faux architectural elements, and scaled appropriately.

Materials and Rooftop Equipment. Roofing materials should be slate, standing seam metal, asphalt or architectural grade fiberglass shingles or cedar shakes. White or very light shingles are generally not acceptable. Roof ventilators,

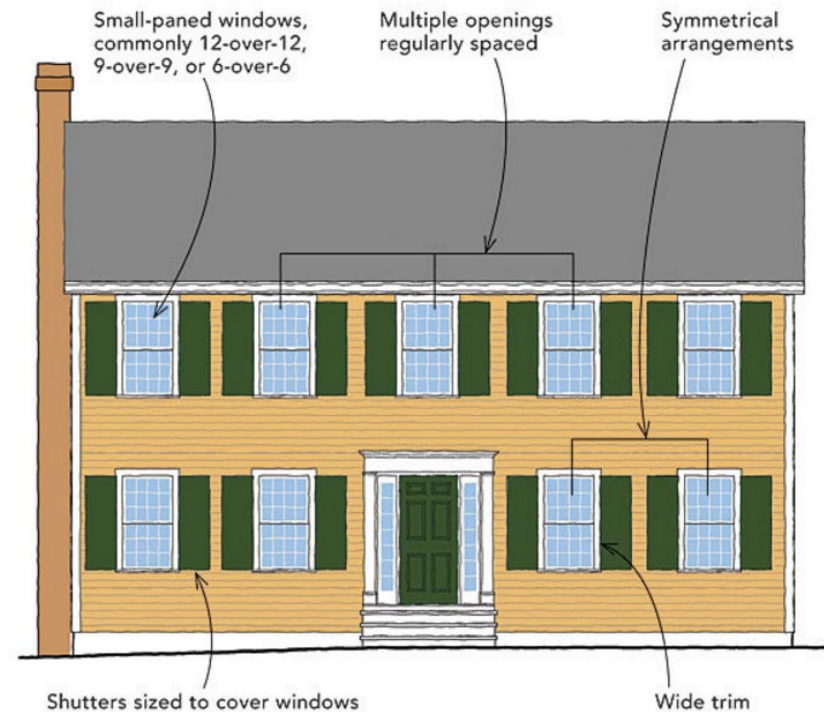
skylights, solar panels, and other mechanical items should be installed on rear sloping roofs or other locations not easily visible from the public right-of-way.

Window and Door Arrangement



Window arrangement. The spacing, pattern and detailing of windows and window openings are to be compatible with those of other buildings and consistent with the architectural style of the building. The image below shows typical spacing for a colonial style building. Window openings that have been closed should be reopened wherever possible, and existing windows should never be blocked off or sided. Replacement windows need to match the existing opening.

Window orientation. Windows on the first floor should be oriented vertically. Those on the second floor need to relate to the first in shape, form, and pattern, except for building types where smaller windows such as "eyebrow" windows are

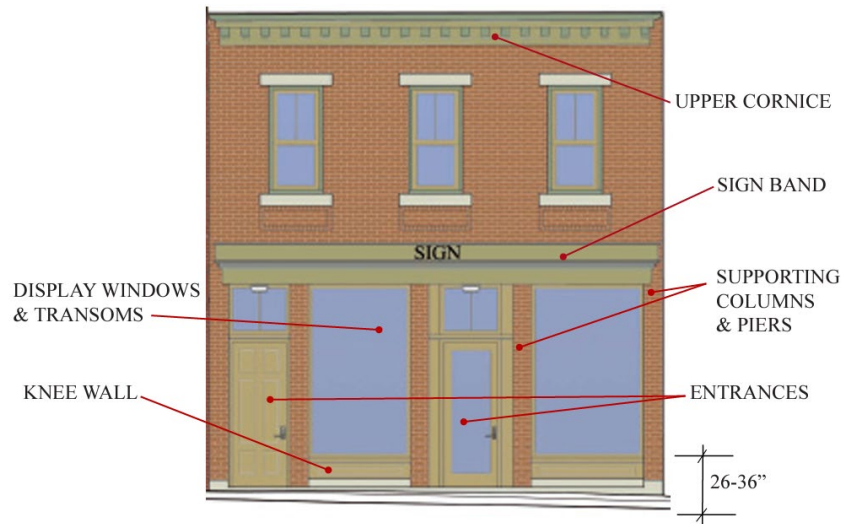


traditionally used. Window types must be consistent with the architectural style chosen for the building.

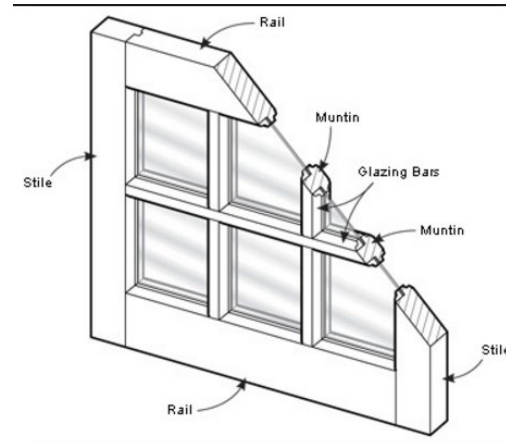
Display windows. Typical and effective display windows in storefronts consist of single pane glass. Where display windows are proposed, the display area on the first floor needs to be at least 70 percent of the wall area of the first floor. Display windows can be single pane glass or be separate colonial panes (also referred to as "lights"). Use bays to accentuate and further highlight a display window. Windows should extend to within 3 feet of the adjacent ground elevation.

Storefronts typically had panels or water tables at the base of the window.

Traditional Storefront Features



Muntins. Windows with permanent muntins no wider than one inch in patterns consistent with the building style are preferred. Removable muntins are discouraged. False muntins sandwiched between the glazing of thermal windows do not provide the shadow lines that are an authentic detail of historic buildings and therefore should be avoided.



Where thermal pane windows are desired, true or simulated divided lights should be used, whichever type best replicates what was original to the building. “Snap-in grills” are not durable and should be avoided. The image shows a true window with muntins dividing the panes or “lights”. For double hung windows, “9 over 9” refers to the individual number of panes on the upper and lower sashes of a window.





Doors. Principal entry doors are to face the street to which the building fronts. Original historic doors on older buildings should be retained to the maximum extent practicable. Door colors should accent and complement the colors of the principal building.

Paths. A concrete, stone, brick, or gravel path is to be installed from the entry door to the sidewalk, unless a porch fronts directly to the sidewalk. Stamped asphalt walks are discouraged in favor of the above materials.



Textured paths are inviting and add to the community's visual character.

Building Colors

Historic palette. Building colors, for wood or vinyl sided buildings, should be selected from the historic color palette recommended by any commercial paint manufacturer. These include, but are not limited to Benjamin Moore Historical Collection, Sherwin Williams Historic Collection, or similar palette. This will create consistency, especially in the downtown areas.

Accessory Mechanical Equipment



Equipment. All roof-, wall- or ground-mounted mechanical equipment, such as heating and air conditioning units, exhaust fans, satellite dishes, etc., need to be confined within the principal building or within an area enclosed by a wall, fence, berm or hedge of sufficient height and density to screen the equipment year-round from view from adjacent streets, properties and parking lots. If not housed within the building,

the preferred location is at the rear of the building and away from public view. Enclosures should match the color and style of the building to minimize visibility. Mechanical equipment can be screened by vegetation, but there needs to be sufficient depth to screen the equipment. New utility lines need to be underground.

Installation, rehabilitation, or replacement of mechanical systems need to be planned to minimize changes to the appearance of a building. Building systems include mechanical and electrical equipment and distributions lines; plumbing pipes and vents; and communication systems, such as telephone and television.



Waste enclosures. All dumpsters and similar containers shall be fully enclosed within a building or structure or shall otherwise be shielded from view by an opaque fence and gate and screened by appropriate landscaping. No dumpster shall be located in front of a building, and the preferred location is at the rear of the building.

Parking and Access

Combined parking and access. The number of driveways and access points along a street should be limited to avoid breaks in the sidewalk system. Single access driveways to adjoining parking lots or an interconnection between adjoining parking lots is encouraged and should be required where necessary to provide safe traffic management. The shared driveway circled in red is along Main Street in Goshen, NY.



Parking lots. Off-street parking lots are not preferred within the front yard unless the Village determines an alternative location cannot be accommodated on the site. Where parking cannot be located elsewhere on the site, it needs to be separated from the sidewalk or street by a landscape strip no

less than five feet in width and preferably ten feet in width and which will include trees, fences, hedges or shrubs or a combination which screen views of the off-street parking lot from the public road.

Materials. Landscaping materials should satisfy the following minimum requirements at the time they are installed and be maintained and replaced as necessary to comply with these standards:

1. Large deciduous trees: two-inch caliper.
2. Conifers: six feet high.
3. Small flowering trees: one-inch caliper.
4. Large shrubs: thirty-inch height.
5. Small shrubs: eighteen-inch height.

Signs

Materials. Signs constructed of wood with painted, carved, or mounted letters are preferred. Decorative signs are encouraged. The color should be coordinated with the building color.



Where there are multiple tenants in one building, the design and color should be coordinated and the same.

Sign lighting.

New internally lit signs are not recommended (e.g., box signs with internal lighting). Lighting needs to be provided via an external light source oriented



to avoid glare towards adjacent streets. Goose neck style lighting is preferred and meets this requirement.

Perpendicular wall signs.

Signs that hang perpendicular to the building façade should be allowed where the façade is within five (5) feet of the public right-of-way, or where a reviewing board determines the sign enhances visibility of an establishment. A perpendicular wall sign which is the same shape as the use or name it announces is an iconic sign.



Freestanding signs.

Freestanding signs are allowed.

Temporary black sandwich boards are allowed, provided they do not block sidewalks, and are brought inside when the establishment is closed.



A freestanding sign can have multiple tenant names. The more tenants, the more difficult it is to read a sign, especially when viewed from a street, and at higher operating speeds – in this instance it may be more appropriate to simply include the address. This monument sign has a stone base and exterior lights illuminate it – authentic stone should be used.



The image shows a monument sign which provides identification for a franchise type retail store. Where the Village is trying to achieve a more cohesive appearance, it can require that similar colors be used in the signage, rather than allowing multiple colors including the standard franchise colors.



Mural signs. The Village can allow wall mural signs for visual interest on blank brick walls, or for purposes of breaking up an existing blank wall. Murals can be a community project, engaging the local school and a source of pride.



Lighting

In general, wherever LED lighting is used, the kelvin value must not exceed 2,700-3,000 Kelvin. Otherwise, the lighting will appear stark white and can be a distraction and nuisance. The average illumination levels should be around 2.5-3 footcandles, and the maximum should not exceed 5. Lighting is to follow International Dark Sky standards.

Style. Light fixtures are to be consistent with the architectural style of a building. Where a building is historic, historic period lighting is preferred.



Light sources.

All external light sources are to be designed to direct glare away from adjacent streets, properties, and the sky. The goose neck lights below are aimed at the building which is preferred. Neon signs are discouraged unless consistent with the style of an existing building. Neon signs may be permitted in windows and will count toward the window sign area. The maximum total signage for neon signs should not exceed 3 square feet.



Height. Light fixtures should be no taller from finished grade than 18 feet. Light poles of this height are common to pedestrian-oriented downtowns. Light fixtures can also have installations that allow hanging signs and flag to be mounted to the light pole. Note the split rail fence which protects pedestrians from the street and serves to channel pedestrians to defined crosswalks.



LED string lighting.

Storefront LED light strings which outline a window are not allowed. They are brash, too bright, and distract motorists.



Nighttime lighting for security can be accomplished in other, less visually intrusive ways that protect the night sky. Wall packs and illumination in general should not be installed on the front of a building, are to be installed with full cutoffs. Wall

packs cast an unreasonable amount of glare and can be a large nuisance in a community.

Fences and Walls

Fences.

Fences and walls can be wood, stone, brick, and metal/wrought iron and match the



architectural

style of the building they enclose. Materials such as vinyl, fiber cement (hardie board) or other man-made material can be used where it is determined that allowing a waiver is no less protective of the aesthetic character. Chain link fencing is not allowed in the downtown areas within the front yard, and generally discouraged.

Fences or walls with a maximum height of 42 inches can be located between a structure and the street, either parallel or perpendicular to the street, if constructed of vertical wood pickets or slats, with a separation between pickets preferably at least equal to the width of the picket. Decorative fences that will add visual interest are encouraged.



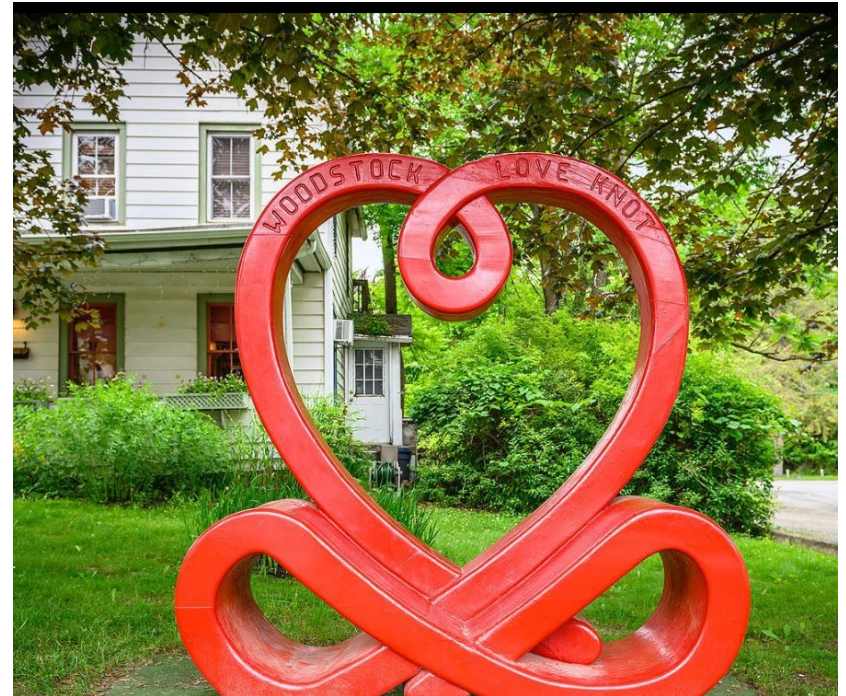
Where retaining walls are required and face to the public street, use real stone, or stone product that has the appearance of real stone. Do not use paver blocks and large segmental concrete blocks.

Fences not permitted. Chain-link fences or solid wood, e.g., stockade fences should not allowed in front of any principal building's façade which faces a street.

Monuments and Sculptures and Historic Features

The Village's downtown, corridors and parks have locations which could be enhanced through the installation of sculptures and other installations and are encouraged. Artistic installations and monuments add interest to the visual environment.

Historic features. Historic features and structures should be preserved to the maximum extent, as they are reminders of the Village's unique history.



Landscaping



Front yard. The front yard of any property is the most visible element of the landscape. Front yards must be vegetated with lawn, shrubs, or low growing planting, e.g., ivy or pachysandra, perennials, or annuals. Front yards are not to be paved, except for a driveway entrance, the width of which should be minimized to no more than ten feet for a dwelling, and no more than 12 feet for a commercial use.

Where streets are close to the right of way, box planters and other potted plants and benches can be used to add greenery and break up appearances of impervious surfaces.



By pursuing the designs set forth in this section, and introducing improvements within the streetscape, an existing or new building can be an attractive amenity that draws visitors to the downtown and corridors. It is recognized that there are many other architectural improvements that could be appropriate for buildings within the community. The Village, when conducting architectural review, can retain an architect, an urban designer, or a landscape architect to guide any board to the appropriate redevelopment, or new development of buildings that enhance the Village's character.

6.2. RESIDENTIAL DESIGN CONSIDERATIONS

The guidelines address generally residential development. During the public workshop, participants were asked to rate images of residential development based on whether they liked the image and felt that it would be appropriate for the Village. The following residential images had the highest ratings.



Single-family images rates the most highly – this was true whether or not they were on a large or small lot.

Village Voices

- *No cookie cutter apartments.*
- *Bring beautiful family homes to the community.*
- *Keep our village "green" – no taking down so many trees to accommodate big development.*
- *Affordable workforce housing rentals.*
- *Promote historic appearance.*
- *Three stories too high – 2 story maximum.*
- *Warwick Grove is an example of new mixed use housing in Warwick, NY.*



The third highest rating was for mixed use commercial residential buildings.



Primary design themes which can be taken away is:

- Low-scale single-family residential dwellings, no more than 2-stories, are preferred.
- Porches should be part of the design of any new residential construction.
- Traditional neighborhoods with sidewalks and street trees within a grassy verge are desirable. Small landscaped front yards present attractive streetscapes.
- Residential apartments above ground floor commercial uses are favored for the downtown.
- Long townhome buildings or 3-story apartment buildings were not favored at all.

A photograph of a dirt path winding through a dense forest. The path is made of dark soil and is flanked by tall grasses and various green plants. The trees are tall and thin, with a thick canopy of green leaves overhead. A large, dark, gnarled tree branch hangs over the path from the left side. The overall scene is a lush, green woodland.

7. IMPLEMENTATION

7. IMPLEMENTATION

The Washingtonville Comprehensive Plan will guide the Village's policies, funding, and capital improvement programs over the next 10 years. The first step in implementing this Plan is for the Village Board to adopt the plan. As per Section 7-722 of the NYS Village Law:

- All village land use regulations shall be in accordance with a comprehensive plan adopted pursuant to Section 7-722.
- All plans for capital projects of another governmental agency on land included in the village comprehensive plan adopted pursuant to this section shall take such plan into consideration.

The Plan is an important document when seeking funding or planning capital projects within the Village. Once adopted, the adopted Plan and any amendments to it must be filed with the Village Clerk and a copy must be sent to the Orange County Department of Planning and Development. It should also be made available online, and hard copies provided to the local library.

Once adopted, there are many strategies that the Village and its citizens can use to implement both long range policies and specific recommendations for future action. Some of the primary mechanisms that can be used to meet the Village's goals are outlined below. Importantly, the Plan should be consulted on a regular basis by Village officials and board members when carrying out their various duties. To that end, each member of the Village Board, Planning Board and Zoning Board of Appeals and other relevant standing committees should have a copy of this Comprehensive Plan.

To ensure that the Plan is revisited periodically and to determine whether the Village's decision-making is aligned with the vision, goals and recommendations outlined in the Plan, the Village Board should set aside time each year with the Planning Board and Zoning Board of Appeals to review the Comprehensive Plan recommendations, to identify what implementation items were accomplished over the past year, and to set goals for the upcoming year. The Village Board could have this discussion at a workshop meeting (Committee of the Whole) soon after its annual reorganization meeting. Based on the outcome of this discussion, the Town Board could then task the appropriate department(s), or a committee(s) if necessary, to implement the recommendations identified for the coming year. In addition, the Plan should be reviewed and updated in its entirety within ten years of its adoption.

7.I. IMPLEMENTATION MATRIX

The implementation matrix is the summary of goals, objectives, and recommendations and whether these should be implemented in the short- or long-term or on an ongoing basis. Some of these recommendations require implementation as part of an ongoing continual process – they may be implemented early and will continue to be achieved on an ongoing basis. Short term recommendations should be implemented within 1 to 5 years of adoption, and long-term recommendations should be achieved within 5 to 10 years of adoption.

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
LAND USE AND ZONING			
Goal 1: The Village is a mature historic and rural-suburban community which has limited areas for expansion – it is the Village’s expectation that the Village will experience pressure to develop remaining vacant lands which are environmentally sensitive, and also anticipates infill type development. The Village seeks to promote a diverse land use pattern which allows for the continued reasonable growth of residential and commercial uses which are consistent with, and do not impact the Village’s environmental, scenic and historic resources, and which is consistent with the scale and density of existing development.			
Objective 1.1 – Simplify the Number of Residential Zones.	✓		
Objective 1.2 – Create a new Downtown Zone and Rezone Areas to Allow Downtown Expansion.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objective 1.3 – Create a Simple Use Table and Bulk Table.	✓		
Objective 1.4 - Address creation of the Joint ZBA/Planning Board.	✓		
Objective 1.5 – Update the Purposes Section of the Zoning.	✓		
Objective 1.6 – Update the Zoning Chapter to Reflect Current Procedures.	✓		
Objective 1.7 – Create Overlay Districts Consistent with the Comprehensive Plan.	✓		
Objective 1.8 - Support Business Formation.			✓
Objective 1.9 – Support Property Maintenance.			✓
Objective 1.10 – Support outdoor cafes and other entertainment uses.	✓		
Objective 1.11 – Allow Event Venues.	✓		
Objective 1.12 – Implement Dark Sky Standards.	✓		
Objective 1.13 – Implement landscaping standards.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
HOUSING			
Goal 2: Continue providing a diversity of housing options equivalent to the Village’s existing diversity, where no one housing type dominates the community, and ensure future housing development is consistent with the preferred scale, density and size preferred by the Village.			
Objective 2.1 – Allow apartments within the Downtown area.	✓		
Objective 2.2 – Allow Active Adult Housing.	✓		
Objective 2.3 – Allow Veteran Housing.	✓		
Objective 2.4 – Allow Accessory Apartments.	✓		
Objective 2.5 – Enact a Rental Registry.	✓		
ENVIRONMENTAL RESOURCES			
Goal 3: The Village, throughout its growth, has protected a rich system of interconnected floodplains, streams and wetland corridors. The Village will continue to protect this system, which enhances the Village’s sense of open space and community character, protects water quality which among other things protects its public water supply, and ensure that the future density of development is limited in areas which are environmentally constrained.			

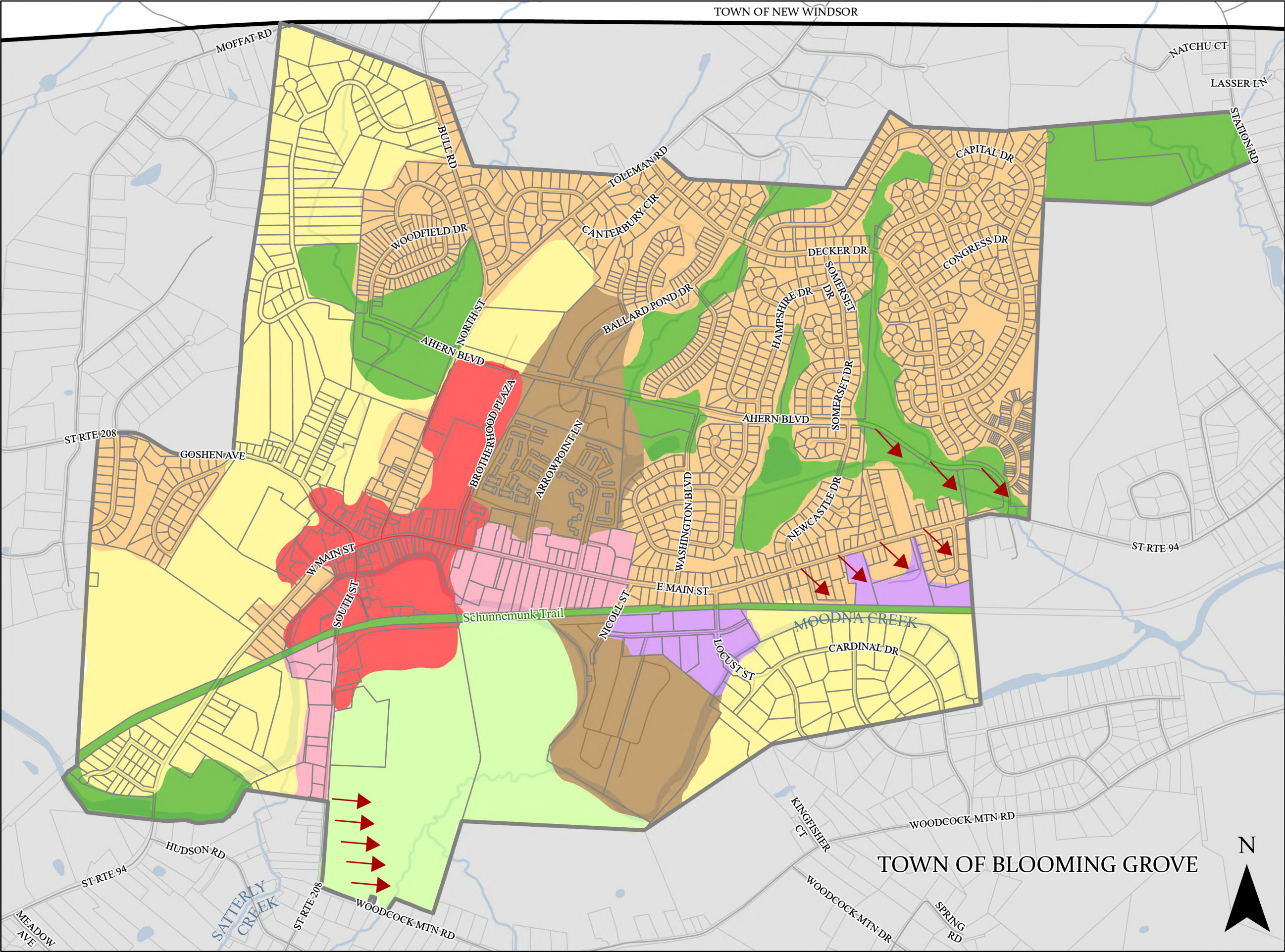
IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objective 3.1 – Establish Usable Area when Determining Residential Density/Nonresidential Intensity.	✓		
Objective 3.2 - Prohibit Residential Development within the 100-year floodplain.	✓		
Objective 3.3 - Strictly limit Nonresidential Development within the 100-year floodplain.	✓		
Objective 3.4 - Protect Existing Open Space Lands from Private Acquisition.			✓
Objective 3.5 - Protect the Village's Water Supply.			✓
Objective 3.6 – Support Volunteer Creek Cleanup.	✓		
Objective 3.7 - Encourage EV charging stations.	✓		
TRANSPORTATION			
Goal 4: Promote a multimodal transportation system which prioritizes an interconnected and safe pedestrian network while improving traffic mobility, especially through the center of the Village.			
Objective 4.1 – Increase walkability in Washingtonville.		✓	
Objective 4.2 - Promote the continuation of Schunnemunk Trail.		✓	

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objective 4.3 – Secure linkages connecting the Schunnemunk Trail to surrounding neighborhoods.		✓	
Objective 4.4 - Explore alternative routes around the NYS Route 94/NY Route 208 Intersection.		✓	
Objective 4.5 – Expand and consolidate parking within the Downtown Area.		✓	
Objective 4.6 – Review and expand locations for on-street parking where possible.			✓
Objective 4.7 - Explore the need for a traffic signal at the entrance to the manufactured home communities; traffic calming.		✓	
COMMUNITY FACILITIES AND SERVICES			
Goal 5: The Village has a wealth of community services and facilities which serve its residents and businesses. The Village seeks to ensure that these resources are storm-hardened.			
Objective 5.1 – Develop a Villagewide storm hardening plan.	✓		
Objective 5.2 – Enhance recreational facilities.	✓	✓	
Objective 5.3 - Develop a community center.		✓	

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objectives 5.4- Support policing.			✓
Objective 5.5 – Ensure there is proper lighting within the Village for safety purposes.			✓
Objective 5.6 – Practice Transparency.			✓
HISTORIC AND SCENIC RESOURCES			
Goal 6: Protect the historic and scenic resources within the community that have established the Village’s unique sense of place.			
Objective 6.1 - Preserve the village’s historic and architecturally significant buildings.			✓
Objective 6.2 – Create a Historic Overlay zone.	✓		
Objective 6.3 – Create a historic inventory.	✓		
Objective 6.4 - Create a Historic Preservation Board.	✓		
Objective 6.5 – Allow Adaptive Reuse of Historic Buildings.	✓		
Objective 6.6 – New infill development shall complement and be consistent with existing historic buildings.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objective 6.7 – Install historic interpretative signage.			✓
Objective 6.8 - Preserve scenic vistas of Schunnemunk Mountain and adjacent hills.	✓	✓	
Objective 6.9 – Install public art displays.		✓	
Objective 6.10 – Install gateway signs.		✓	
DOWNTOWN WASHINGTONVILLE			
<p>Goal 7: The Village will protect and revitalize its quintessential historic downtown which grew around the crossroads of South and North Main Street, and West and East Main Street. New commercial development will be channeled to the downtown, and parking and infrastructure will be improved to support downtown activity. The Village envisions limited expansion of the downtown on the south side of Moodna Creek, building upon the small core of retail and commercial uses already located there. The Village does not seek to commercialize the Village’s major transportation corridors, as it will take away from the strength and draw of downtown. The Village will ensure that any new infill development is consistent with its historic character.</p>			
Objective 7.1 – Create a “synchronized” streetscape for Downtown.			✓
Objective 7.2 – Preserve historic architecture.			✓

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 YRS.)	Long-Term (5-10 YRS.)	Ongoing
Objective 7.3 – Maximum building heights and scale.			✓
Objective 7.4 - Install decorative signage.			✓
Objective 7.5 - Support infill development that fills the “gaps” along the street frontages.			✓
Objective 7.6 – Encourage destination uses.			✓
Objective 7.7 – Utilize outdoor spaces as linkages between different parts of Downtown.			✓
Objective 7.8 - Allow outdoor dining or other activities in the front yard.	✓		
Objective 7.9 - Encourage adaptive reuse of historic outbuildings.	✓		



VILLAGE OF WASHINGTONVILLE

Comprehensive Plan

Conceptual Land Use Plan

Legend

- Blooming Grove Boundary
- Washingtonville Boundary
- Streets
- Streams, Rivers, Ponds
- Washingtonville Parcels
- Conceptual Land Use
 - Open Space and Recreation
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Limited Use Corridor
 - Downtown
 - Commercial and Light Industry
 - Gateway
- > Significant Vista

Sources: Orange County GIS
Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.
0 0.1 0.2
Miles



APPENDIX A: Mini Survey

Community Facilities and Services

Opportunities:

- Community pool 6
- Convert all churches into community service buildings 2
- Move village police department into village hall or update facility 2
- Vacant lots can be used for homework help/ rec centers for kids 5
- St. Anne's is a good place from performing places and community meetings 2
- Make a new entrance to the school area from the Von Trapp or tower hill area 1
- Village run events 8
- Public spaces that can be rented out to generate income 1
- Bigger places for EMS to be stored 1
- Make a large community calendar for community events 1
- Update library and information in the library 3

Issues:

- Way to communicate with all residents (not everyone has social media) 3
- Lot across from the middle school is not kept up 2
- Bigger school buildings/ overcrowding/ update schools 4
- Senior citizen facilities and activities 2
- Omnipresence of local police 4
- EMS services 1
- No large rec center or after school activities for kids 6
- No indoor activities for people 1
- Online options to pay village fees 2
- More public town events 4
- Surveillance and cameras of parks 2
- Better access to services 2

APPENDIX A: Mini Survey

Demographics

Opportunities:

- Diversity is a strong point 1
- Keep families living here 1

Issues:

- Voter apathy 2
- Over crowding 3
- Lack of younger families 1
- More diversity on boards and committees 1
- New community members not sharing our values 2
- Changing demographics 1
- People are going to leave 1

Environmental and Recreational Resources

Opportunities:

- Pickleball courts , more public parks, walking trails 3
- Land across from middle school can become a park/ park equipment 7
- Purchase local churches/ vacant land and make green spaces from them 3
- Allen park to have an ice skating rink 1
- Redo the roller park to make a resident park 2
- Sport courts that are controlled by village 3
- Convert field space into turf fields 1
- More running, bike rides and obstacle course events/ trials 3
- Place for kids to ride bikes so they don't ride on the road 1
- Lights would allow for night games 1
- Create a composting program 1

APPENDIX A: Mini Survey

- Vern Allen park can have summer music concerts 3
- Land on Rt 208 into sports complex 1
- Workout equipment at parks 1
- Better use of Memorial Park 1
- Clean up/ renovate pond near Ahern 1
- Lot across from pharmacy to be turned into a garden 1

Issues:

- Lack of recreation for teenagers 2
- People are trying to change the landscape of the village 1
- Litter around the town/ more trash cans 5
- Lack of recreational activities (sports leagues and music concerts) 1
- Lack of baseball, football fields, sports complexes 2
- Blooming Grove is in charge of the sports for Washingtonville
- Park equipment at Vern Allen/ outdates equipment 7
- Parks are dirty and they have graffiti 1
- Places for people to walk around 1
- Dredge the Moodna Creek/ flooding of the creek 4
- Skate park needs to be repaired 1
- Better use of green spaces 1
- Turf fields 1
- Courts at Mays fields needs repairs 1
- Pollution 1
- Overgrown plants and weeds (Main Street, the pond, and fountain on Ahem) 3
- Tree life 1
- Dog park/ more spaces for dogs 2
- Improve Naomi Sewell Richardson park 1
- Shaded areas on Firefighters park 1

APPENDIX A: Mini Survey

Historic and Scenic Resources

Opportunities:

- Create a landmark commission to protect historic homes 2
- Building a trail connecting historic sites and shops 1
- Heritage Rail trail 2
- Historical aesthetic: cobblestone enhancement, old fashion lamps, historical colors 2
- Create an historical society/museum in Dr. Kripps house 3
- Preserve and restore historic areas 1
- Look into historic status of some original building in the town 1

Issues:

- Tearing down old landmarks for apartment complexes 1
- Protection and preservation of historic village buildings/ have historic district 2
- Overdevelopment and destroying past resources 1
- LLC's buying historic properties 1
- Fire hazards of historic buildings 1
- Loss of historic feelings 2

Housing

Opportunities:

- Single family housing only 1
- Make Dr. Kripps house into a home not apartment buildings 2
- Residential condominium across from the winery to hide cemetery 1
- More affordable senior housing 1
- Foreclosures will come 1
- Rebuild housing instead of leaving lots empty 2

APPENDIX A: Mini Survey

Issues:

- Vacant homes fall apart 5
- High taxes on new home construction 2
- No multifamily development 3
- Private homes not kept up 6
- Need more rental homes/ apartments 1
- No apartment buildings/ high density housing 1

Land Use and Zoning

Opportunities:

- Tighter zoning codes for signage 1
- Policy requiring developers to help pay for improvements to village infrastructure 1
- Create violations for run down housing/ reducing clutter 2
- Multi use zoning 1
- Candy corner store for kids 1

Issues:

- Stop building 1
- Permitting for housing developments 1
- Business being run in residential zones 1
- Allow commercial and office buildings to get faster building approvals 1
- Better zoning laws for aesthetics on homes and businesses 2
- New developments 1
- No building on floodplains 2
- Too many barber, pizza, and deli shops 1

APPENDIX A: Mini Survey

Transportation Patterns

Opportunities:

- Traffic circle 2
- Use vacant lots for municipal parking (parking behind hook and ladder) 2
- More EV charging stations 1
- Install metered parking and tow violators 2
- Bike lane 1
- Traffic guards 2

Issues:

- Traffic 16
 - o Rt 94 and Rt 208 7
 - o Rush hour traffic (7:00 am-9:00am) (2:00pm-6:30 pm) 19
 - o Traffic lights (main street Rt 98 and Rt 208) 2
 - o School buses 2
 - o Trucks causing congestion on Rt 208 1
- Roads need to be repaired 43
- Lack of parking 23
- No handicap parking on Main Street 1
- Bad driving 5
- Public busing/ transportation 8
- Speeding (Decker dr, Rt 94, Bull rd) 5
- Road signs 9
- Traffic lines are missing on roads 1

APPENDIX A: Mini Survey

Utilities

Opportunities:

- Put pretty lights in on the streets for people to see at night 2
- Water system in parks 1
- Maintenance of village properties and parks 2

Issues:

- Lighting on roads 4
- Water bills are too high 2
- Water and sewage bill consistency 2
- Draining for roadways 2
- Lack of natural gas to all residents 1
- Internet services 3
- Water quality is bad and hard 1
- More garbage pick up/ organic waste pick up 5
- Routine park maintenance 1

Other:

Opportunities:

- More restaurants with more food options 18
- Renovate stores for new businesses 15
- Make use of the unused barn next to library 2
- Put things for kids to do in empty store spaces 1
- Vacant lot on Rt 208 could be a bowling alley/arcade 3
- New doctors offices 1
- Create an art center in the lot across from the middle school 1
- New shop where the candle store use to be 15

APPENDIX A: Mini Survey

- Spear Lumber could be a place for live music, brewery, food 5
- More festivals and markets for people 7
- Invest in grants 3
- Nailed would be a good spot for a bar/ lounge 1
- Movie/ drive in theater/ theater for plays 2
- Develop structures that will generate revenue for the village 1
- A greenhouse 1
- YMCA or wellness center 1
- Walkable downtown 2
- Opening common named businesses (Starbucks, chick fil a) 5
- More shopping places 7
- Create safe spaces for youth and senior citizens 1
- More meeting spaces for educational opportunities 3

Issues:

- Lack of fast foods (chick fil a) 6
- Taxes
 - o High taxes 15
 - o Past misuse on taxes 8
 - o High school taxes 1
- Restaurants 10
- Coffee Shops 2
- Supermarkets 2
- Hardware store 3
- 24 hr gas station or diner 1
- Business downtown/ along main street/ brotherhood plaza 14
- More entertainment 11
- Lack of sidewalks 13

APPENDIX A: Mini Survey

- Washington Blvd and Ahem on Rt 94 1
- People walking in the street 2
- Repairing the sidewalks 1
- Crosswalk (North Street, from Stewarts to Kickboxing Academy) 3
- More stuff for teenagers to do 5
- Snow plowing 5
- Lack on construction on projects that have began 1
- Business closing down/ store front vacancies 8
- No bars or nightlife 1
- Limited outdoor seating in the center of the village 1
- Intertwining of vulnerability and lasting existence 1
- More public art 2

Not Categorized:

Opportunities:

- Make laws to ban bikers 2
- Washingtonville is a blooming small town 1
- Remove state tax cuts for those who have left their store fronts empty for years 1
- Free money 1
- Easy jobs for high school students 1
- Dissolve the village 6
- Training for property owners (preservation subjects, survival skills, protection on natural resources, when families need help) 1
- Keep the quietness of towns alive 1
- A car show 1
- Good luck to new administration 2
- Steward Airport is near by 1
- Safe location 1

APPENDIX A: Mini Survey

- Continue to be transparent 1
- Young people helping seniors shovel 1

Issues:

- Very disorganized on events and planning 2
- The people 3
- Empty lot next to Amada's 1
- Building on Main Street is boarded up 2
- People sitting in the street on Jacques Dr 1
- Kids riding bikes in traffic 4
- Crime 2
- Cats should not be let outside without a license 1
- Limit the number of dogs that can live in one dwelling 1
- Old Spindler building is an eye sore 1
- Kids loitering on library stairs 1
- Dog poop being left behind 1
- Unsupervised children 1
- Board not listening to people 1
- This town 1
- Police having large weapons at Christmas parade 1
- Geese 1

Note: These are results of the mini survey. In some instances, individuals commented on “Issues” which may have been “Opportunities”, etc. Also, some individuals placed comments under the category “Other” which are land use related. All of the comments were considered, regardless of the category where they were listed. Comments that were not related to comprehensive topics (e.g., comments on political affiliations) are not included here.

Appendix B: Village of Washingtonville Comprehensive Plan Workshop Summary

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INTRODUCTION

On Thursday, February 15, 2024, the Village of Washingtonville held a public workshop between the hours of 6:30PM – 9:00PM at the Washingtonville Village Hall. This workshop sought to gather feedback from community members and stakeholders on existing conditions, community needs and concerns, and recommendations for the Comprehensive Plan. The workshop was set up in an open house format, where participants could visit stations and provide input based on the topics addressed at each station. Eight (8) stations were set up to address the following topics:

1. Existing Conditions Map Gallery
2. A Vision for the Future
3. Strengths and Opportunities
4. Weaknesses and Threats
5. Residential Visual Preferences
6. Commercial and Industrial Visual Preferences
7. Recreation
8. Southern Gateway

Approximately 38 people participated, including residents, business owners, families, Planning Board members, and senior citizens. Upon entry into the workshop, participants were given a brief introduction and a handout with instructions describing each station. Planners from Nelson, Pope, Voorhis, LLC, the Village's planning consultant, facilitated discussion and aided in guiding and informing participants through the stations.

The outcomes of the workshop were recorded and tabulated and are summarized in this memo.

OUTCOMES

STATION 1: EXISTING CONDITIONS MAP GALLERY

Station 1 was comprised of an existing conditions map gallery that provided workshop participants with visual references and information relevant to the Village of Washingtonville. Each map visualized data regarding Land Use and Zoning, Community Services and Facilities, Floodplains, Historic Resources, and Wetlands. Workshop participants were given the opportunity to interact with facilitators to ask questions, get an overview of the maps and Comprehensive Plan process, and provide general comments. These maps are depicted in the Draft Existing Conditions Report which will be included as part of the Comprehensive Plan.

STATION 2: A VISION FOR THE FUTURE

Station 2 was an opportunity for participants to comment on the draft vision statements for the Village of Washingtonville. On the first board there were three versions of a vision statement in which participants were able to use stickers to indicate which vision they felt best aligned with their vision of the town. On the second board was a list of vision-related words where participants were able to indicate which words resonated with them and their ideas of the community the most.

Instructions:

A Vision Statement is a positive, forward-thinking statement that broadly describes the future of the Village. In a Comprehensive Plan, the Vision Statement sets the stage for the goals, objectives, and recommendations of the plan. It answers the question, “where are we going?”

Help us define a new vision for Washingtonville.

- *On the first board, use your stickers to indicate which of the three (3) provided statements you feel best aligns with your vision of the Village.*
- *On the second board, you can also indicate which words resonate with you and your ideas of the community the most. Feel free to add additional words in the provided blank spaces if you feel strongly that one should be included in the vision statement.*

Vision 1: The Village of Washingtonville is a quaint, picturesque community with strong historic roots due to its location next to Moodna Creek. The unique character and history can be seen throughout the Village with several historic locations highlighted and reused. Over the next 10 years, the Village of Washingtonville will continue to preserve its quality of life while aiming to remain a highly coveted location for all due to its abundance of natural resources and historic charm. The Village will continue protecting and developing the economic welfare and interests of its residents by encouraging responsible building and supporting local businesses. The Village will continue to grow as a welcoming and supportive community.

Vision 2: The Village of Washingtonville is a nostalgic community with many valuable resources that make it an ideal place for all to live. These resources help create 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 should be recognized as a desirable place to live and raise a family. The Village will offer all community members a quality of life second to none. There is a priority to maintain the unique character and history of the Village. The community’s quality of life, health, and

safety will be achieved through transparency, accountability, and collaboration with residents, businesses, and civic organizations. The Village is interested in protecting and developing the economic welfare for the interests of the residents as well as expanding cultural, recreational, and entertainment opportunities. When developing the Village will provide responsible development along with protecting nature, natural resources, and the aesthetics of our quaint Village.

Of the three vision statements. Vision 1 received 5 votes, Vision 2 received 22 votes, and Vision 3 received 2 votes. In Vision 2, participants commented that history, trees, and parks should be added to the statement. Five participants liked a combination of Vision 1 (the top portion) and 2 (the bullet points). There was also a list of words that participants could indicate which resonated most with the Village of Washingtonville and add additional words. They are as follows:

Word	Votes
Preservation	17
Environment	17
Character	13
Protect	12
Historic	12
Unique	8
Maintain	6
Quaint	3
Respect	2
Growth	2

STATION 3: STRENGTHS AND OPPORTUNITIES

Station 3 consisted of one poster board divided into two sections, Strengths and Opportunities. Participants were given the opportunity to write down what they thought were some of the strengths and opportunities that currently exist within Washingtonville via notes that were written down on the board.

Instructions:

Use your post-it notes to tell us what you think the strengths and opportunities for the Village of Washingtonville are.

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

Opportunities- Are there untapped resources in the Village that could make it a better place to live and work? What are they? How can they be used?

The comments received at this station are as follows:

STRENGTHS: There was a total of thirteen comments on the Village of Washingtonville's Strengths. The main strengths were related to community connectivity/characteristics (8), history (3), and parks/recreation (2). With these comments, Washingtonville's residents take pride in strong community connections and relationships. Participants also value the Village's rich history and historic architecture that makes up the community character of the Village. Comments made by the participants are summarized below, with similar comments combined, and the total number represented in parentheses:

Community Connectivity/Characteristics (8):

- It is safe
- Not crowded
- Community spirit (3)
- Community is friendly, family-focused (2)
- Great community events

History (3):

- History and historical architecture

Parks/Recreation (2):

- Green spaces
- Walking areas

OPPORTUNITIES: There were a total of 40 comments on the Village of Washingtonville's opportunities. The main comments were about Community Programs (8), Commercial/Businesses (7), and Walkability (6) within the Village. Many of the participants thought there are many opportunities in Washingtonville to improve what the community has to offer in terms of community programs and local economic development. Many also indicated that the Village can increase the walkability of the area to make it more inclusive for people. Other comments were made about Parks/Recreation (4), History (4), Village Appearance (3), Police Department (2), Parking (2), Flood Control (1), Housing (1), and Traffic (1). The comments are summarized below:

Community Programs (8):

- More social and community programs for youth and senior citizens (2)
- More social and community programs for senior citizens (2)
- A community center or a space for community events (2)
- Using school buildings and facilities for community use and events
- More community-held events

Commercial/Businesses (7):

- Create new commercial buildings and renovate existing buildings
- More small business
- Entertainment and restaurants (2)

- Bowling Alley or movie theater with a food court
- Work with local business owners and landlords to assist in maintaining a high occupancy of rental space

Walkability (6):

- Making Washingtonville a more walkable Village (3)
- Extend sidewalks, increase accessibility of walkways and facilities (2)
- Add seating along walkways for resting

Parks/Recreation (4):

- Use open land for parks/ green spaces
- Create a river walk (3)

History (4):

- Embrace the history and historic character of the village (2)
- Help maintain our historic cemetery
- Historic market should be incorporated into a walking trail around the village

Village Appearance (3):

- Vintage Village "look" (like Secaucus NJ)
- A cobblestone look
- Create a "synchronized look" on Main Street for businesses and homes

Police Department (2):

- More police patrolling and jobs
- More interaction with the police department

Parking (3):

- Municipal parking near shops

Flood Control (1):

- Try a control dam by the old railroad bridge along the back of Patricia Lane

Housing (1):

- Affordable workforce rental apartments

Traffic (1):

- Put another traffic light at the entrance of Manufactured Homes

STATION 4: WEAKNESSES AND THREATS

Station 4 consisted of one poster board split into two sections, Weakness and Threats. Participants were given the chance to write down what they thought were some weaknesses and threats of Washingtonville by adding posit-notes to the board.

Instructions:

Use your post-it notes to tell us what you think the weaknesses and threats for the Village of Washingtonville are.

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

Threats- Are there any obstacles that might prevent the Village from being a better place to live and work?

The comments received at this station are as follows:

WEAKNESSES: There was a total of 36 comments about Village weaknesses. Most comments addressed Roads/Traffic (8), Walkability (6), Village appearance (5), and Parking (5). Most comments focused on the downtown, Main Street area of the Village. Other concerns included Green/Outdoor Spaces (4), Organization of Village Government (3), Flooding (2), Police Department (2), and Housing (1). The comments made by participants are summarized below:

Roads/Traffic (8):

- Traffic patterns/flow (3)
- There needs to be more traffic control at Stewarts intersection of Tollman Road (2)
- More yield lights to slow traffic for walkers
- Fix roads
- Only two main roads 208 and 94

Walkability (6):

- More shops and restaurants in walking distance (4)
- A more walkable downtown area (2)

Village Appearance (5):

- The center of the Village needs to be more welcoming and softened (2)
- Owners of buildings in the Village do not maintain their properties
- Please clear up Moodna at least the fallen trees at Brookside (2)

Parking (5):

- Limited parking for businesses (5)

Green/Outdoor Spaces (4):

- Preserve green space (2)
- Lack of space for outdoor music events (2)

Organization of Village Government (3):

- More consistency between the Village/ Chamber/ and Town
- Village mail is sent to people who no longer live in those homes
- Need to complete comprehensive plan quickly

Flooding (2):

- Flood threat is everlasting for much of the village

Police Department (2):

- Buy a building for the police department, give them room to park, and look more official

Housing (1):

- Lack of affordable housing and rentals

THREATS: There was a total of 23 comments on the Village of Washingtonville's Threats. The comments that were of most concern to participants were Development (9), Walkability (3), and History (3). There is concern about overdevelopment in the town without taking the future of the village and growth into account. There is also concern about walkability within the downtown area, as well as preserving the historic character of the Village. Other comments included Traffic (2), Zoning (2), Parking (2), and Safety (1). The comments made by the participants are summarized below:

Development (9):

- No vision for future development and village growth (4)
- Overdevelopment (4)
- High-density buildings

Walkability (3):

- The Village is not very walker friendly (2)
- Downtown layout and use make it difficult for a walkable/ quaint feel

History (3):

- Not preserving the beautiful older and historic buildings in town

Traffic (2):

- Too much traffic

Zoning (2):

- Building in flood zones
- Zoning changes

Parking (2):

- Lack of parking

- Parking along Main Street affects the business on Main Street

Businesses (1):

- Not enough opportunities for new businesses to thrive or afford to stay

Safety (1):

- Property damage/ stealing

STATION 5: RESIDENTIAL VISUAL PREFERENCES



Station 5 was designed to give participants the opportunity to vote on various residential visual preferences they think would fit within the Village of Washingtonville through the use of images of varying residential housing dwellings. On the poster board, they could add stickers to the designs they liked best as well any additional comments.

Instructions:

What images are representative of the kinds of buildings and architecture that should be encouraged for residences in the Village of Washingtonville? Take a look at the images and place a sticker next to the ones you think would fit within the Village. Add comments using your post-its.

The designs that received the most votes were the small lot single-family dwelling (19), the large lot single-family dwelling (19), and the mixed-use (12). Other images that received fewer votes were the three-family dwelling and three-family residential each receiving 3 votes. The townhouse style single-family attached housing had 1 vote, multi-family three-story housing and townhome each received 0 votes. There were some additional comments people made as well regarding the types of housing they would like to see in the Village that are listed below.

The results from this station are as follows:

Results from the Visual Preference Survey			
Type of Residence	Votes	Type of Residence	Votes
	19		3
Small Lot Single Family Dwelling		Three Family Dwelling	

Results from the Visual Preference Survey			
Type of Residence	Votes	Type of Residence	Votes
 <p>Mixed-Use</p>	12	 <p>Townhouse Style Single Family Attached Housing</p>	1
 <p>Multi-Family Housing, Three Story</p>	0	 <p>Large Lot Single Family Dwelling</p>	19
 <p>Townhome</p>	0	 <p>Three Family Residential</p>	3
Additional Comments:	<ul style="list-style-type: none"> • No cookie cutter apartments like the Village of Monroe • Reduce overdevelopment while bringing beautiful homes into the community 		

Results from the Visual Preference Survey			
Type of Residence	Votes	Type of Residence	Votes
		<ul style="list-style-type: none"> • Keep the community green, don't cut down too many trees • Affordable workforce housing (1-2 bedroom rentals) • Maintain and save historic buildings 	

STATION 6: COMMERCIAL AND INDUSTRIAL VISUAL PREFERENCES







For Station 6 participants had the opportunity to vote on the different styles of commercial and industrial visual preferences they think would fit within the Village of Washingtonville, and were also given the opportunity to add any additional concerns they might have. On the poster board, participants were given a spot next to each preference and add any additional comments.





Instructions:




What images are representative of the kinds of buildings and architecture that should be encouraged for commercial and industrial uses in the Village of Washingtonville? Take a look at the images and place a sticker next to the ones you think would fit within the Village. Add comments using your post-its.

The most favored designs for the commercial and industrial buildings were restaurant with outdoor seating (19), mixed two- or three-story commercial with street and public parking (14), and adaptive reuse of residential for commercial (12). The mixed two-story commercial retail below and residential above (8), single-story commercial (7), and one-story strip commercial, green space in front with shared parking behind (6) all received a number of votes. The lower ranked designs were commercial business with drive-through (3), two-story park-style office complex (2), and franchise restaurant with drive-through (1). The designs that the participants disliked the most were the one-story strip commercial shared parking lot, 2 story commercial offices, light industrial/ heavy commercial complex, and shopping strip commercial with a shared parking lot which all received 0 votes. There were several additional comments made about the style and architecture of the buildings which are included below. The images selected are also indicative of the participants favoring a historic appearance to its structures.

The results from this station are as follows:

Results from the Visual Preference Survey			
Types of Commercial	Votes	Type of Commercial	Votes
 <p>Adaptive Reuse of Residential for Commercial</p>	12	 <p>Single Story Commercial</p>	7
 <p>Mixed two story commercial- retail below, residential above</p>	8	 <p>Mixed two- and three-story commercial, street and public parking</p>	14
 <p>One story strip commercial, green space in front, shared parking behind</p>	6	 <p>Franchise Restaurant with Drive Through</p>	1

Results from the Visual Preference Survey			
Types of Commercial	Votes	Type of Commercial	Votes
 <p>Commercial Business with Drive Through</p>	3	 <p>Strip Commercial, shared parking lot</p>	0
 <p>Restaurant with outdoor seating</p>	19	 <p>Light industrial/ heavy commercial complex</p>	0

Results from the Visual Preference Survey			
Types of Commercial	Votes	Type of Commercial	Votes
 <p>One story strip commercial, shared parking lot</p>	0	 <p>2-story Park Style Office Complex</p>	2
 <p>2-story Commercial Offices</p>	0		
Additional Comments:	<ul style="list-style-type: none"> • Commercial restaurants and shops should be architecturally pleasing • The Town of Warwick style commercial buildings, no big buildings • Max height should be three floors 		

Results from the Visual Preference Survey			
Types of Commercial	Votes	Type of Commercial	Votes
		<ul style="list-style-type: none"> • Signs for businesses should be coordinated and not too big • There should be a themed look throughout the different buildings • Expand the businesses on Main Street • Keep historic architecture • Create a more walkable Main Street with small boutiques and hand crafted merchants • Indoor/outdoor event spacing for community uses • No buildings should take away from the small village atmosphere • Lot of lights (lamp posts, string lights), and color 	

STATION 7: RECREATION

For Station 7 there were two poster boards designed to help identify different recreation services that are or could be available in the Village of Washingtonville. One map consisted of a map that highlighted different recreational areas within the town. On the second board, participants were able to add stickers next to the recreation activities they feel are missing in the Village. If they had other recommendations they could add them as well to the board.

Instructions:

This station focuses on the recreation that is or could be available in the Village of Washingtonville. The map identifies the recreational areas, including parks, designated open spaces, and community services and facilities that offer recreational services. On the second board, identify what recreation you feel is missing in the Village of Washingtonville – place a sticker next to the recreation you think would fit. Feel free to add additional words in the provided blank spaces if you have other suggestions.

Participants were primarily interested in collaborative community spaces that would benefit multiple generations and that were widely accessible. These were a Community Center (18), Pavilion (16), and Community Garden (16). Participants also indicated that recreation such as sports and outdoor activities are wanted within the Village. The results from this station are as follows:

Recreational Space	Votes
Community Center	18
Pavilion	16
Community Garden	13
Pool	12
Art Space	11
Picnic Areas	6
Multi-use Fields	4
Pickleball Courts	4
Bike/Walking Trail	4
Ice/Roller Skating Rink	3
Indoor/Outdoor Pre-set up Event Space	3
Outdoor Fitness Equipment	2
Track	1
Park	1

STATION 8: SOUTHERN GATEWAY

For Station 8, a map of the southern gateway and the environmental restrictions associated with it was displayed, along with which areas may be feasible for future development. The southern gateway is that area which is south of Moodna Creek, and to the east of NYS Route 208. Participants could add post-it notes to the map to identify what they would like to see as potential uses and locations at and around the southern gateway.

Instructions:

The map shows the environmental restrictions associated with parcels at the southern gateway of the Village, suggesting which areas may be feasible for future development. Add post-its to the map to identify what you would like to see as potential uses and locations for uses at and around the southern gateway.

The main comments that were suggested for potential future developments for the southern gateway were Recreational Activities (13), Commercial/Business (8), and Green Spaces/Parks (8). Many participants were interested in using this land as walking or bike trails, for small

shops and restaurants, or for a community garden. Other suggestions made were Community Center/ Public Spaces (8), Residential (6), and Infrastructure (4).

The results from this station are as follows:

Recreational Activities (13):

- Walking trails/ rail trail (7)
- Bicycle trail (2)
- A pool (2)
- Pickleball courts
- Small boating

Commercial/Businesses (8):

- Small strip mall (4)
- Restaurants (2)
- Bowling alley
- No warehouses or major commercial

Green Spaces/Parks (8):

- Community garden/ farming (4)
- Park (2)
- Dog park
- Green Spaces

Community Center/ Public Spaces (7):

- Community center (3)
- Entertainment pavilion (2)
- Space for the arts
- Outdoor space for community events/ concerts

Residential (6):

- Two-Story apartment rentals/townhomes workforce housing (4)
- Senior housing
- No apartment buildings

Infrastructure (4):

- No big buildings (3)
- Energy saving buildings

SUMMARY

Those who had participated in the workshop showed that they take great pride in Washingtonville's character which includes the historic charm and strong community connection. Some of the main concerns for the Village were about walkability and accessibility, specifically in the downtown area. Additionally, overdevelopment and maintaining the visual appearance of the Village were major concerns. While there were many different opinions on various topics, many participants agreed on the vision that Washingtonville has many valuable resources and they should continue to protect the natural resources and the historic character of the Village, and work on collaborative solutions with the partnership of business owners and residents over the next 10 years.