

March 2024

# Village of Washingtonville Comprehensive Plan Workshop Summary

Prepared for:

**Village of Washingtonville Village Board**

c/o Washingtonville Village Hall

9 Fair Lawn Drive

Washingtonville, NY 10992



NELSON POPE VOORHIS

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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 by this memo. Images of each station are provided in the Appendix.

## **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
 <p>Small Lot Single Family Dwelling</p>	19	 <p>Three Family Dwelling</p>	3
 <p>Mixed-Use</p>	12	 <p>Townhouse Style Single Family Attached Housing</p>	1

Results from the Visual Preference Survey			
Type of Residence	Votes	Type of Residence	Votes
 <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"> <li>• No cookie cutter apartments like the Village of Monroe</li> <li>• Reduce overdevelopment while bringing beautiful homes into the community</li> <li>• Keep the community green, don't cut down too many trees</li> <li>• Affordable workforce housing (1-2 bedroom rentals)</li> <li>• Maintain and save historic buildings</li> </ul>	

## 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 data-bbox="94 674 626 705">Commercial Business with Drive Through</p>	3	 <p data-bbox="824 674 1300 705">Strip Commercial, shared parking lot</p>	0
 <p data-bbox="94 1142 516 1173">Restaurant with outdoor seating</p>	19	 <p data-bbox="824 1142 1393 1173">Light industrial/ heavy commercial complex</p>	0
 <p data-bbox="94 1650 699 1682">One story strip commercial, shared parking lot</p>	0	 <p data-bbox="824 1535 1263 1566">2-story Park Style Office Complex</p>	2

Results from the Visual Preference Survey			
Types of Commercial	Votes	Type of Commercial	Votes
 <p>2-story Commercial Offices</p>	0		
Additional Comments:		<ul style="list-style-type: none"> <li>• Commercial restaurants and shops should be architecturally pleasing</li> <li>• The Town of Warwick style commercial buildings, no big buildings</li> <li>• Max height should be three floors</li> <li>• Signs for businesses should be coordinated and not too big</li> <li>• There should be a themed look throughout the different buildings</li> <li>• Expand the businesses on Main Street</li> <li>• Keep historic architecture</li> <li>• Create a more walkable Main Street with small boutiques and hand crafted merchants</li> <li>• Indoor/outdoor event spacing for community uses</li> <li>• No buildings should take away from the small village atmosphere</li> <li>• Lot of lights (lamp posts, string lights), and color</li> </ul>	

## 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.

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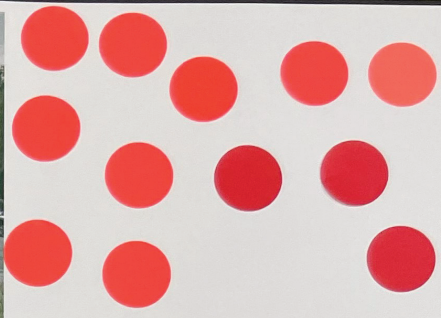
## **APPENDIX A**

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# ADD A STICKER IF YOU LIKE THE DESIGN

Adaptive Reuse of Residential for Commercial



Franchise restaurant

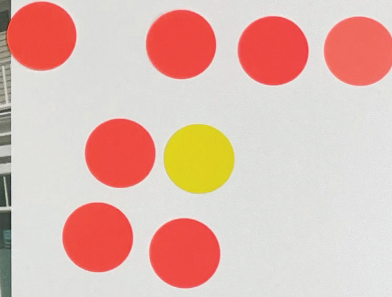


Single Story Commercial



Commercial business

Mixed two story commercial-service retail below, residential above



Strip commercial



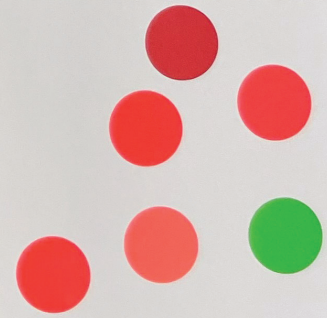
Mixed two and three story commercial, street and public parking



Restaurant with



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



Light industrial



SIGN



Franchise restaurant with drive-through



One story strip commercial, shared parking



Commercial business with drive-through



2-story Park Style Office Complex

Commercial  
Restaurants, Banks,  
etc. should be  
architecturally  
pleasing. "Village  
like" instead  
think pre-post war



Strip commercial, shared parking lot

We have enough  
of these



2 story commercial offices



Restaurant with outdoor seating

Other ideas? What use  
Add a post it with the

Warwick S  
No Big building  
Max height  
Signs e  
themed  
Expand  
More walk  
indoor/out  
of common  
Plants/Lampo  
No Buld d



Light industrial/heavy commercial complex



Commercial  
Restaurants, Banks,  
etc. should be  
architecturally  
pleasing village  
like "Rhenish"  
bank entrance, main



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

Warwick style no big buildings

No Big building

Max height restrictions - 3 floors max

Signs coordinate - not large

themed look throughout

Expand business on Main Street / keep historic architecture

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

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

Plants, Lampposts, Color/Paint suggestions, lights/string lights

No Building that take away from the small village atmosphere



ADD A STICKER IF YOU LIKE THE DESIGN

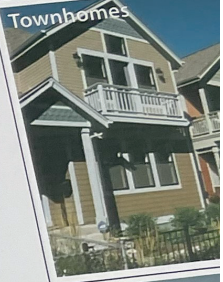
Small Lot Single Family Dwellings



Large Lot Single Family Dwelling



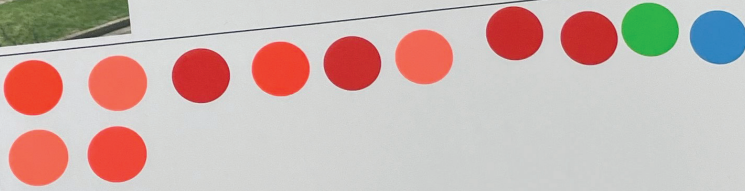
Townhomes



Three Family Dwelling



Three Family Row



Mixed-Use



Other ideas

No C  
Redu  
to g  
Xe  
As



Townhouse Style Single Family Attached Housing



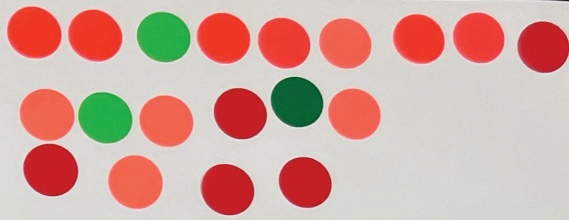
Three stories is too high 2 stories maximum

Multi-family Housing, Three Story



STATION 5 - F

Large Lot Single Family Dwelling



Townhomes



Three Family Residential



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

No cookie cutter apartments like Monroe; Monroe turned ugly.



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



maintain/save historic buildings



Keep our community green/Wo taking down so many trees



Affordable workforce housing (1-2 bedrooms)-rentals



# 5 - RESIDENTIAL VISUAL PREFERENCES



Not Crowned

Dist...

# OPPORTUNITIES

Are there untapped resources?

## WORD

## VOTE

Quaint	
Protect	
Maintain	
Respect	
Growth	
Historic	
Preservation	
Character	
Environment	
Unique	

~~Historic~~ Charming

Combination of 1+2

Top portion of 1  
Combined with bullet points of 2



more Police protesting - on  
 MORE SOCIAL PR  
 OPEN LAND could  
 see Creek for Walk  
 more social pr  
 brace the historic  
 be a open space  
 more  
 2nd Washington  
 = Community prog  
 are walkable v  
 community Cent  
 r walk  
 l control!!  
 e report with  
 FOR DA BLE  
 Commerci  
 to pre  
 for D  
 ic BILL  
 .Histor  
 social c  
 a 'is  
 meet n  
 mall  
 in the  
 walkin  
 rent  
 ALL

# STRENGTHS

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

SAFE

NOT CROWDED

People really want to help you here!

COMMUNITY SPIRIT

History + Historic Architecture, Community First.

surrounding green areas, walking places  
historic sites nearby

The history + historic feel

Community spirit / togetherness

Community events are great - having moved here  
recently - great events - watch - town/charlie parade

Community, friendly, family-focused, quality of life

Put noticeable seating

Along walk ways for  
resting



NPV

STATION 3 - STREET

# OPPORTUNITIES

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

more Police Patrolling - and more jobs

- MORE SOCIAL PROGRAMS FOR YOUTH
- OPEN LAND COULD BE USED FOR PARKS/GREEN SPACE

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

more social Program for Senior Citizens

- Embrace the historic history + character of village.  
Create <sup>mixed</sup> open space for gatherings + community events (Cassara property)

↳ Making Washingtonville a more walkable village.

- More Community programs <sup>especially</sup> for Youth + seniors
- A more walkable village (another vote for this)
- A Community Center → ARTS

Put Another Traffic Light AT MANUFACTURE HOMES ENTRANCE.

- River walk
- Flood control !! Put a control dam by the old RR bridge back of Patricia Lane
- more rapport with police dept. get to know each other better

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

Ditto New Commercial buildings + renovate existing buildings with architectural building standards to preserve and beautify the Commercial buildings (standards that have to be followed for all new buildings and renovations)

- Historic buildings have to be maintained/renovated to maintain historic character
- Village History - Historic Markers - incorporate into a walking trail around the Village
- more social offerings, restaurants, River walk
- Create a 'look' for the village that businesses and home owners on main street need to abide by. Reduce glaring signage
- more small businesses (different ones)
- help maintain our historic cemetery
- Extend sidewalks to make the Village more walkable from further out

Signage - Vintage/Village look  
Consistency  
See Seacoccus PT

How about cobblestone look.

Accessibility of walkways + facilities

A Bowling Alley with Movie theatre AND food court.

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

Better integration with school district for community use of the grounds + facilities Year Round

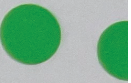


VISION 1



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

VISION



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## VISION 2



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

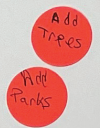
- Protecting and enhancing natural environs including wetlands, surface waters, native vegetation and scenic views.
- Maintaining the historic beauty and character through appropriate future development, with an emphasis on the importance of single-family dwellings.
- Encouraging collaboration between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

## VISION 3

The Village of Washingtonville is a highly desirable family. We will be members in the community second to none. [Main] and history of the priority. We shall ensure of life, health and accountability and businesses and civic protect and develop interests of the recreational and shall provide responsible protecting nature, aesthetics of our quality

### VISION 3

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



Welcome!  
We appreciate your participation.

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

Your vision is important to us. Please indicate which items you would like to see included in the vision statement. On the second page of the vision statement, you will find a list of items to be included in the vision statement.

# WEAKNESSES

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

WE NEED TO COMPLETE THE COMPREHENSIVE PLAN ASAP!

Roads.

Owners of buildings in the Village are not maintaining their properties

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

Limited parking for businesses x2 ✓

Owners of Properties are absent + not out to deal issued Problematic Regs  
Clack

Village trail not sent to Regs but never that no longer live there

more shops and restaurants in walking distance ✓  
walkable downtown area

Preserve green spaces ✓

Lack of people walking along main st.  
Center of village needs to be more welcoming + softened.

Traffic patterns + traffic flow

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

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

Nowhere for outdoor music events

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

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

PLEASE clear up MANDA AT LEAST the Fallen trees. AT Blockside. Their Amess.

Buy one of the buildings that are for sale for Police Dept.  
Give them look to park and "look" official.

More yield lights to slower traffic for walkers.

# THREATS

Are there:

Property d  
OVER D  
Over de

Too m  
Builds  
High d

Downtown  
and use  
for a  
small  
and

put on  
wrong side!

La  
rent  
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NPV

STATION 4 - WEAKNESSES

# THREATS

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

Property damage/stealing  
OVER DEVELOPMENT

Over development

Too much Traffic  
Building in flood zones  
High density buildings

Downtown area buildings-layout  
and use make it difficult  
for a walkable/quiet feel  
similar to like Montgomery  
and other towns like ours.

at on  
ong side

Lack of affordable  
rental apartments for  
workforce people with  
low-middle class income

lack of parking/not walkable

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~ (Weakman)

Over development, no vision for future development  
Parking along main street affects business on main st.

overdevelopment

not preserving the beautiful older building in town

Not enough opportunity for new business to thrive or afford to stay  
Over development that doesn't have the best interest of the town's growth towards a  
stronger and more together community.

Village is not very walker-friendly, traffic flow is a problem.  
Old, historic buildings being torn down  
Zoning changes.



FACILITY TYPE

VOTE

Art Space	
Garden Plot	
Community Center	
Picnic Areas	
Track	
Outdoor Fitness Equipment	
Pool	
Ice/Roller Skating Rink	
Multi-use Field	
PICKLE BALL COURTS	
Pavilion - able to be rented (community space)	
Municipal Parking Near Shops	
Community Garden	
Bicycle & Walking Trail	
Indoor/outdoor pre-setup event space for rent & community use	
Park	
Bowling Alley Movie theatre	

# VILLAGE OF WASHINGTONVILLE Comprehensive Plan

## Washingtonville- Southern Gateway

### Legend

- Washingtonville Boundary
- Washingtonville Parcels
- Streets
- Streams, Rivers, Ponds
- NWI Wetlands**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Floodplains**
- 0.2% - 500 Year Floodplain
- 1% - 100 Year Floodplain
- Floodway
- DEC Wetlands
- Potential Wetland Boundary

Sources: Orange County GIS Portal, Collier's Engineering & Design (2023), NYS GIS Clearinghouse.

Date: January 2024.  
Scale: 1 inch equals 0.1 miles.  
0 0.1 0.2

Miles

