

# VILLAGE OF WARWICK COMPREHENSIVE PLAN



**January 2004**

**Prepared by:**

**the Village of Warwick Comprehensive Plan Committee**

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**With assistance from**

**New York Planning Federation**

**Orange County Department of Planning,**

**Orange County Water Authority**

## Acknowledgements

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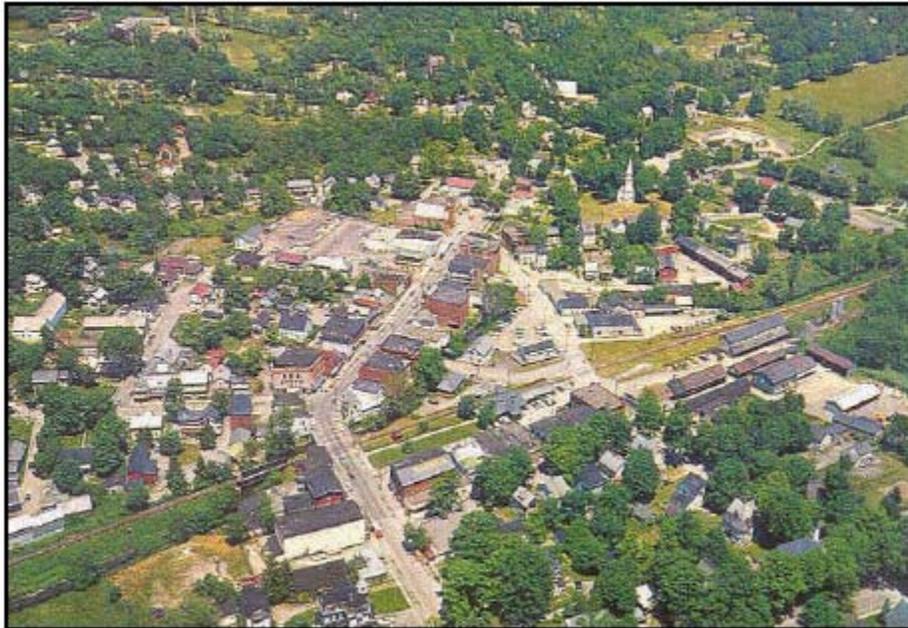
## ***Comprehensive Plan***

A comprehensive plan consists of the materials, written and/or graphic including 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 municipality.

(New York State Chapter 418 of the Laws of 1995 amending Village Law § 7-722.)

## ***Mission Statement***

This Comprehensive Plan for the Village of Warwick seeks to articulate a vision and to outline appropriate methods to permit growth and development while protecting and enhancing those attributes which define the Village of Warwick, including the economic and social vitality of its business district and the charm, historic character and uniqueness imparted by its rural setting.



# Village of Warwick Comprehensive Plan

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## Supplemental Reports on file at Village Hall

- 1980 National Register of Historic Places – Nomination Form  
Warwick Village Historic District
- 1999 Central Place Strategy
- 2000 Countryside Exchange Report (also available at [www.glynwood.org](http://www.glynwood.org))
- 2001 Warwick Quality Communities Project - excerpts from *Zoning and Build-out Report*, 2001 (also available at [www.townofwarwick.org](http://www.townofwarwick.org))

## **Executive Summary**

This updated Comprehensive Plan provides background and guidance to anyone involved in land use decision-making affecting the Village of Warwick. As presented, the Plan also meets all statutory requirements of New York State Village Law § 7-722 providing a legal foundation for all land use regulations in the Village of Warwick and guidance to all public and private agencies considering any investment or capital improvements in the Village.

Background research presented in this plan includes a review of the Village history, an overview of important land use trends, a review of existing public policy documents that have impact on the Village, a summary of public attitudes about the Village's future, and a review of community assets and challenges. The final and essential chapter includes a series of detailed, recommended actions that are critical for the Village of Warwick. Preeminent among these recommendations are the following:

- ❖ Update the Village's land use and zoning codes in a manner consistent with this Comprehensive Plan.
- ❖ Adopt design standards for neighborhoods and significant features as part of the code updates.
- ❖ Establish an Annexation Policy in cooperation with the Town of Warwick.
- ❖ Complete a comprehensive analysis of the current village infrastructure and capacity, along with recommendations for ways to expand and meet potential increased demands.

# I. Introduction

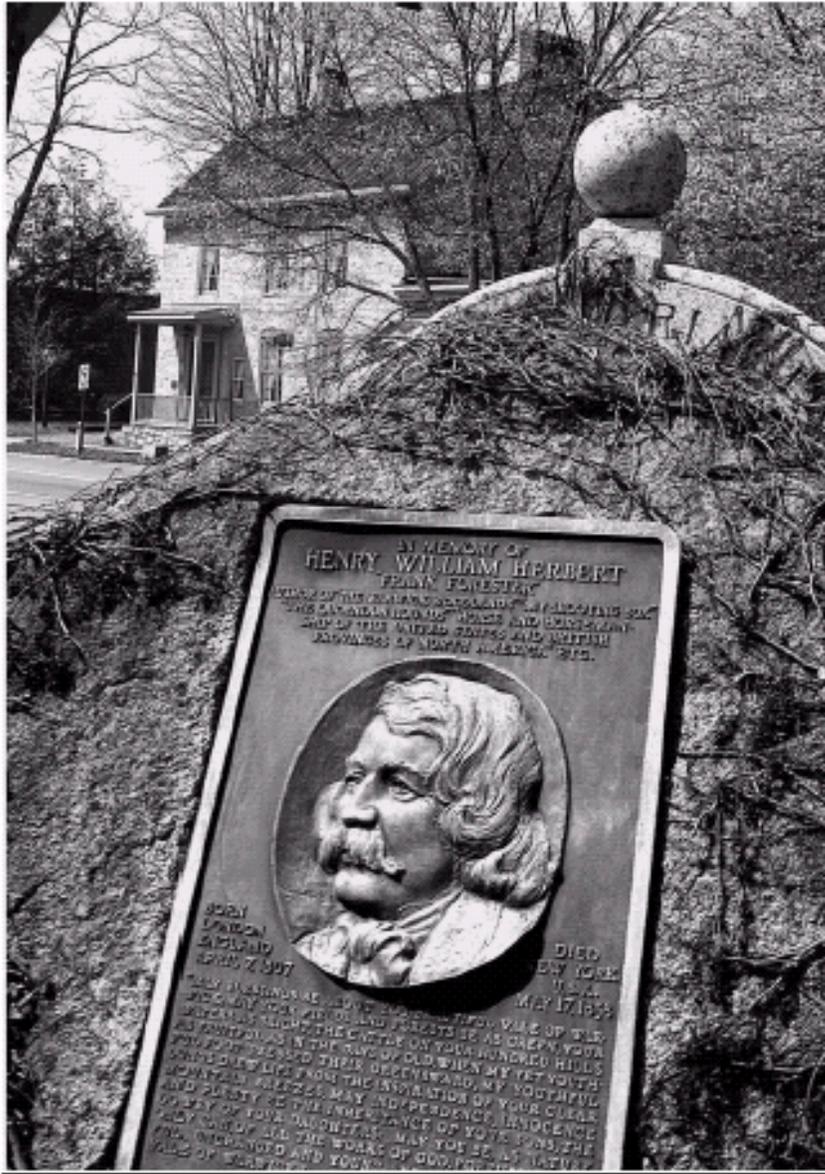
This updated Village Comprehensive Plan seeks to articulate a vision and outline a series of recommended actions as Warwick sets to establish the way in which land should best be used, preserved and enhanced in the near future, and what program priorities should be set to support this vision.

## A. The Importance of a Plan

All villages in New York State are obliged to have an up-to-date Comprehensive Plan as the legal foundation for any zoning and land use regulations. More importantly, a thoughtfully articulated or defined plan, based on public input and a positive perspective for the future, can and should set the priorities for coordinated action by officials, staff and volunteers. This plan also offers guidance to anyone interested in Warwick --- including residents, property owners, businesses, organizations, and prospective businesses or investors --- about our history, our current conditions, and what we prefer as our future. In summary, the reasons to update Warwick's Comprehensive Plan are:

- 1) To establish a contemporary and positive community vision
- 2) To establish goals and methods to provide for appropriate future growth and development reflecting the expressed desire of the Village residents and to avoid development counter to that vision.
- 3) To provide a legal, technical and philosophical foundation for land use policies and tools such as annexation, zoning, economic development, or architectural and design review
- 4) To assess and inventory the Village's assets and liabilities; thereby establishing appropriate methods of realizing goals by capitalizing upon assets, respecting natural resources and recognizing liabilities and suggesting how to overcome them.
- 5) To identify actions that will ensure and provide for economic stability and development, while protecting valuable natural, cultural and historic resources.
- 6) To provide guidance and direction to all agencies and interests.
- 7) To improve access to government and non-government assistance by providing clarity of vision and defined goals.

## Frank Forester Monument



## B. The Planning Process

This Plan updates the earlier 1965 Comprehensive Development Plan of the Village of Warwick, prepared by Raymond & May Associates under the authority and financial aid of Section 701 of the Housing Act of 1954. That original plan recognized the Village as primarily a residential community and focused on appropriate land uses for expansion into vacant lands within and adjacent to the Village. The 1965 Plan, summarized in Chapter III, is the basis for much of the zoning and land use regulations in place today.

In 2000, a special Committee was appointed by the Village Trustees to provide advice and leadership regarding the Village drafting a new plan, as well as needed changes to zoning. That Committee included representation from the Village Board, the Planning Board, Zoning Board of Appeals, and the Architectural Review Board, as well as several citizen members bringing a range of perspectives to the process. Since the spring of 2000, the Committee has met twice a month to discuss leading issues with knowledgeable persons and to identify recommendations for this Plan. In the summer of 2001 the Village contracted with the New York Planning Federation for technical assistance to the Committee. With Federation staff, the Committee has continued to meet and discuss, has interviewed a variety of interested individuals and organizations, and prepared a draft of the Plan. That draft forms the basis of this Plan as approved by the Trustees of the Village of Warwick.

This Plan presents the work of that Committee. The plan also incorporates some key elements from four (4) other documented efforts that supplement this text and support the Plan's recommendations.

(1) The first is the Village of Warwick Central Place Strategy prepared in July 1999 by The Saratoga Associates under contract to the Village. That report focused on the future needs of the Village's downtown or central business district. The report also included results from a Visual Preference Survey™ conducted by A. Nelessen Associates. During a four hour "Vision Day", over 200 residents, from both the Town and the Village, rated a series of images showing various forms and designs for Village development. That process then formed the basis for a public discussion on a desired future for the Village, as reported in the Central Place Strategy. That report is a supplemental element of this updated Plan and is discussed in Section III.C.3 of the Plan.

(2) The second effort was the October 2000 "Countryside Exchange", organized by the Glynwood Center of Cold Spring, New York and sponsored by the Village of Warwick, along with the Town of Warwick and the nearby Villages of Florida and Greenwood Lake. The Exchange focused on brainstorming sessions between a visiting team of international experts, community leaders, and residents from the three (3) Villages and

the Town. The theme of the program, “Bringing the Communities of Warwick Together”, reflected the primary goal of the Exchange - to find ways of improving cooperation and interaction between the Town and the Villages. The outcome of the Exchange is summarized in Section III.C.4 of this Plan.

(3) More recent research has been done under a collaborative effort funded by the New York State Department of State through the Quality Communities Grant Program. This research, on behalf of the partnering Villages of Warwick, Florida, and Greenwood Lake, the Town of Warwick, and the respective school districts serving these municipalities, included the Zoning and Build-Out Analysis in Warwick: A Report for the Quality Communities Demonstration Committee, dated July 2001. Prepared under contract by Community Planning and Environmental Associates of Berne, NY, the Build-Out Analysis sought to answer the following:

- \* What will the Warwick communities look like in the future if “build out”<sup>1</sup> occurred under the existing Town zoning (zoning adopted in 1987 which has since been substantially updated)?
- \* What are current zoning and planning practices and how consistent are they between the four communities?
- \* What options are available for inter-municipal cooperation and consistency in zoning and planning?

This research was expanded by the recent Fiscal Impact Analysis of Build-Out study completed by Peter Fairweather of The Saratoga Associates and David Church of the New York Planning Federation. Under this work, the property tax implications of “build-out” were researched. A summary of all this work relevant to the Village of Warwick is included in the Plan in Section III.B.

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<sup>1</sup> Build out is a term used to describe various techniques designed to predict what might happen if development occurred on all properties in a way consistent with current land use regulations or consistent with other assumptions.

The Old School Baptist Meeting House  
located in Lewis Park



## II. HISTORY

Prepared by Richard W. Hull

Warwick has been under human occupation for at least twelve thousand years, though cohesive and relatively permanent communities of Native Americans probably did not appear until about two thousand years ago. of the Native population benefited from the plentiful springs of fresh water and the proximity of the Wawayanda Creek which teemed with fish and fowl, making the variety of food available far greater than in many areas. The area was also remarkably free of infectious diseases.

As the Native population grew, trading and hunting routes developed along the Walkill River and Wawayanda Creek. Warwick was ideally situated close to this natural water corridor and along the trading route from the Hudson River to the New Jersey Highlands and Delaware River.

A change to sedentary farming combined with hunting and gathering came to the Native population of Warwick not very long before early contact with European trappers and hunters in the 1650's. This allowed the population density to increase, but it still remained extremely low.

Europeans began to settle permanently in the area, after 1703, when a land patent, called Wawayanda, was signed with the local Minsi tribe (the largest aboriginal village was Mistucky located in the area of the Welling Farm). In 1719, Benjamin Aske purchased a small portion of the patent and established a farm, called Warwick, from which the present Village soon took its name. In the 1730s, the ancient Wawayanda Path was transformed into a colonial Kings Highway and the area was opened up to new settlement. In 1749, a Colonel Beardsly bought land along the Wawayanda Creek from Aske and began to subdivide it. By 1770, the Indians had left and Warwick Village was emerging as a provisioning, social and religious center for surrounding farming families. It would boast several famous inns and eateries, notably Baird's Tavern and the Wawayanda Hotel.

After the Revolutionary War, the hamlet of Warwick became one of many comprising the Town of Warwick. Early on, it was overshadowed by the neighboring hamlets of Bellvale, Florida, New Milford, and Sugar Loaf. All this changed dramatically with the construction of the Warwick Valley Railroad in 1860. The Warwick Valley Railroad was founded as local farmers found themselves at a disadvantage in getting their produce, and especially perishable dairy products, to major markets. The location of Warwick forced inventive and proactive responses to this challenge in order to maintain economic viability of

the local agribusiness. Another innovative response to this challenge was the invention of condensed milk by the Borden's creamery to extend the usable life of milk.

The railroad was headquartered in Warwick and, within a few years, Warwick hamlet was transformed into a prosperous and bustling center of commerce, banking, and retailing. In 1867 it was large enough to be incorporated as a Village and to be endowed with its own government. Public amenities such as a library, "firemanic" companies, waterworks and tree-lined streets were soon established. The number and size of churches multiplied and a private school, the Warwick Institute, drew students from the town's many one-room school districts. In 1864 the First National Bank of Warwick opened, followed eleven years later by the Warwick Savings Bank. These became powerful financial institutions, which lent capital to the expanding local dairy and orchard industries.

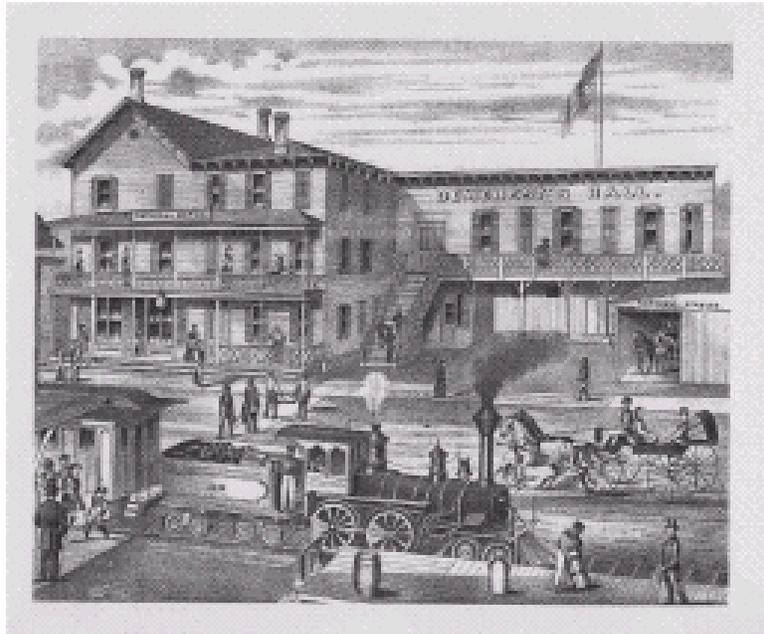
Both town and Village developed a strong identity through the establishment of two vibrant weekly newspapers, the *Advertiser* in 1866 and the *Dispatch* in 1885. By 1902, the Village had its own telephone and power companies and it had taken on characteristics of a prosperous suburban community replete with a lecture hall/ballroom in the elegant Red Swan Inn and in the venerable Demerest House and Warwick Valley House all of which were a stone's throw from the gracious Lehigh and Hudson River Railway station. The Village became the region's premier shopping center and a mecca for summer vacationers. In 1916, a hospital was opened, followed a year later by the Village Board of Trade. In 1927, the Albert Wisner Library was dedicated.

The emergence of the automobile age and the demise of the railroad due to the loss of the Poughkeepsie railroad trestle took its toll on the Village. A further blow came with the steady decline of the town's agricultural mainstay, dairy farming. In the 1950s and early 60s, business declined on Main Street, the Red Swan Inn was demolished and many buildings, including the Oakland Theater, fell into disrepair. The Chamber of Commerce, founded in 1939, struggled valiantly to keep businesses on Main Street from going under altogether.

A dramatic revival began in the mid-1960s through the leadership of a new generation of entrepreneurs such as the retailer Mike Myrow and the media mogul Edward Klein. It was also sparked by the Village's spectacular centennial celebration in 1967. A new civic spirit and engagement emerged. Public parking lots were built, shade trees were planted, businesses were modernized, and historic buildings and homes were restored to their former grandeur thanks to leadership from the Historical Society spearheaded by Elizabeth Sanford Lewis which helped place the Village on the National and State Registers of Historic Places.

By 1990, Warwick could again claim its title as the county's Queen Village<sup>1</sup>. This remarkable renaissance was the Hudson Valley's best kept secret until the launch of "Applefest" by the Chamber of Commerce and the opening of a vibrant Farmer's Market. Today, our Village is one of the few in the state that can boast of surviving the mall-mania of the 1980s and 90s, and maintaining the integrity and commercial vitality of its central business district. The Village can be proud of its many public and privately-supported parks, museums and galleries as well as its hospital, community center, housing for the elderly, and other amenities.

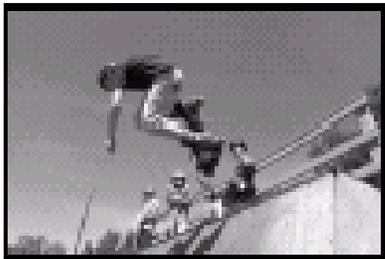
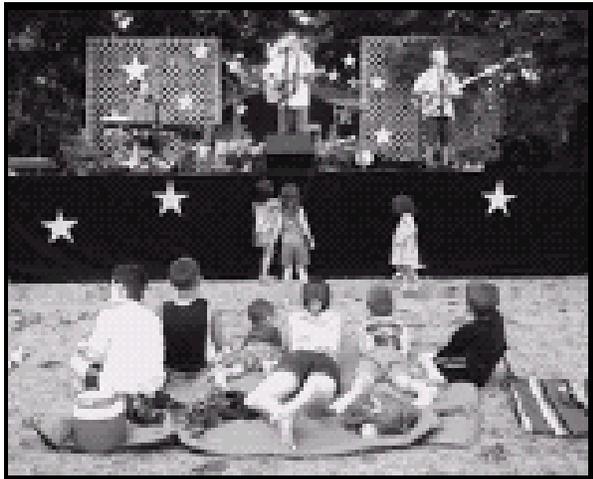
Finally, a significant element of the Village's more recent history, which has dramatically influenced the extent, demographics and physical boundaries of Warwick, is the annexation of lands. At the request of individual property owners, parcels in the adjoining Town of Warwick have, on several occasions, been annexed or added into the Village to provide access to water and sewer services for new neighborhood, residential development. This has been most significant to the south and southeast of the historic Village. Prospects for additional annexation continue today.



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1. The origin of the title "Queen Village" is unclear. According to Florence Tate, Town Historian, in the 1890's an admirer from Goshen described Warwick as "the Queen of Orange County in the Empire State."

Today's Warwick combines both old and new, private and public spaces which all can enjoy.



# III WARWICK TODAY

## A. Land Use Trends

The Village of Warwick offers a unique range of land use assets within neighborhood settings that have, in recent decades, proven desirable to a variety of households and business. Notable, from Table 1 below, is the Village's relative high population density compared to nearby communities. Overall growth in the Village has also been driven by annexation of adjoining Town of Warwick properties into the Village, again an indicator of desirability of site location within the Village.

Leading the list of Village assets is a quality infrastructure. While there is recognition for needed improvements and for better understanding of the capacity of this infrastructure to serve growing demands, the Village currently has, and has been committed to maintaining, consistent and high quality central water, sewer, parks, and local transportation services. Access to this infrastructure is expected to make annexation a continuing force in how and where the Village grows.

**Table 1. Village Demographic Profile 2000<sup>2</sup>**

	Village of Warwick	Town of Warwick	Orange County	NY / North NJ / Long Island CT / PA Metro Area <sup>3</sup>	New York State	Nation wide
<b>Total Population</b>	6,412	30,764	341,367	21,199,865	18,976,457	281,421,906
<b>Population Density Per sq. mi.</b>	2,870.5	302.6	418.2	2028.7	401.9	79.6
<b>Population Change since 1990</b>	7.2%	13.1%	11.0%	n/a	5.5%	13.1%
<b>% Pop. &lt; 18 in age</b>	26.3%	27.2%	29.0%	24.8%	24.7%	25.7%
<b>% Pop. 65+ in age</b>	18.4%	11.3%	10.3%	12.7%	12.9%	12.4%
<b>% Pop. below poverty level</b>			12.2%		13.5%	13.3%
<b>% households w/ individuals under 18 in age</b>	35.9%	40.6%	42.5%	35.9%	35.0%	36.0%
<b>% households owner-occupied</b>	64.0%	78.2%	67.0%	53.0%	53.0%	66.2%
<b>Avg. household size</b>	2.61	2.74	2.85	2.68	2.61	2.59
<b>Avg. household size owner-occupied units</b>	2.46	2.91	2.96	2.86	2.78	2.69
<b>Avg. household size rental-occupied</b>	1.87	2.11	2.64	2.48	2.41	2.40
<b>Rental vacancy rate</b>	1.4%	3.6%	4.3%	3.5%	4.6%	6.8%

<sup>2</sup> Source: U.S. Census Bureau, Census 2000 & Census 1990. See [www.empire.state.ny.us](http://www.empire.state.ny.us) (New York State Data Center)

<sup>3</sup> Note: population change data not applicable as area geographic coverage changed from 1990 to 2000.

Since the adoption of the last Comprehensive Development Plan in 1965 the Village boundaries have been extended through individual annexations of property. The most significant annexations are presented in Table 2

**Table 2.**  
**SIGNIFICANT ANNEXATIONS SINCE 1965**

<b>Year</b>	<b>Name</b>	<b>Location</b>	<b>Size (Acres)</b>
1969	Georgia Pacific	East of Forester Ave.	15
1970	Pastori	Southern Lane	60
1975	Fini	Robin Brae	20+/-
1975	Card Farm	Homestead Village, east of Rt. 17A	144
1975	Ball Farm, both sides of Brady Road	Warwick Meadows Cascade Creek	119.9
1979	Burt Farms	East of Forester Ave.	5+
1985	Creekside	McFarland Farm, east of Forester Ave	7.9
1987	Chelsea Gardens	North of Grand St.	10
1993	Welling	East of Rt. 94, south of Village	10
1995	Devonwoods	Grand St. and Crescent Ave	3.4
2000	Liberty Greens Senior Housing	Knapp, South of Grand	17
2002	PAC	West of Homestead Village	48
2002	Memorial Park & PAC entrance road	McFarland Farm, east of Memorial Park	16.2

**B. Land Use and Build-out**

The Village of Warwick consists of 1,424 acres of land, or approximately 2.2 square miles. See map #2, “Existing Land Use.”

According to the *Zoning and Build-out Analysis in Warwick, A Report for the Quality Communities Demonstration Committee* (see footnote 2), 235 acres can be considered “buildable”, consistent with current environmental conditions and land use regulations. If that land were developed consistent with these conditions and current zoning, the Village could see some 505 new residential units consisting of 633 new households, or about 1,665 new residents (using a multiplier of 2.63 persons per household from the 1990 U.S. Census). New commercial space totaling 630,792 would be possible in the Town at “build-out.”

Translated to public service requirements, such new development in the Village alone at “build-out” is estimated to create public school facility demands for 430 new students, some 12 acres for new roads, about 1,200 additional automobiles on the roads, and an additional 125,000 gallons of water use per day with comparable sewage treatment needs. Such demands are subject to market

forces and Table 3 attempts to define the timing possible under different scenarios for when “build-out” might occur. Depending on assumptions, such build-out could occur as early as 2012, or take at least twenty (20) additional years, becoming a reality in 2032. This analysis assumes that current zoning regulations remain unchanged and that new development is not added via annexation of property to the Village. While both assumptions may prove to be incorrect, and the outcome may be difficult to predict, the assessment of impacts has raised awareness of development preferences within the Village. (Note; the Build-out Analysis relied on data from the 1990 census.)

The *Zoning and Build-out Analysis* also raised several key issues related to planning and zoning in the Village and Town of Warwick, as well as for the nearby villages of Florida and Greenwood Lake:

- Inconsistency of municipal plans
- Lack of quality design standards in municipal codes
- Lack of coordination in permitting commercial uses - such coordination is needed to strengthen the whole Town of Warwick and its Villages rather than detracting and competing with each other for commercial development.
- Need for updating of Municipal Land Use Codes to encourage alternatives to commercial strip development and large lot housing; thereby preserving valued open space and working landscapes.
- Intermunicipal cooperation to encourage concentration and/or Transfer of Development Density near or within existing historical population centers such as the Village.

A goal of this Village Comprehensive Plan is to help address these key issues.

**Table 3. Village of Warwick Growth Trends & Build-out<sup>4</sup>**

Year	1970	1980	1990	2000	2010	2020	2030	<i>At Build out<sup>5</sup> (no additional annexations)</i>
US Census Pop.	3604	4320	5984	6412				8077
Decade increase		716	1664	428				
Decade rate of growth		19.87%	38.52% <sup>6</sup>	7.15%				
<b>Assuming growth and future annexations at current rate</b>								
Population assuming average growth rate of past 3 decades @ 21.85%					7813	9520	11,600	

## C. Policy Documents

The documents below establish public policies and background research in support of this Comprehensive Plan. They are:

- ❖ The 1965 Comprehensive Development Plan
- ❖ The Current Village Zoning Regulations
- ❖ The 1999 Village Central Place Strategy
- ❖ The 2000 Countryside Exchange Report
- ❖ National Register of Historic Places Nomination  
Warwick Village Historic District

<sup>4</sup> All items from and after 2010 assume no additional annexation beyond current village boundaries.

<sup>5</sup> "Buildout" estimates the impact of growth on a study area once all developable land has been converted to uses consistent with environmental conditions, predictable market conditions, and current land use regulations such as zoning. From Zoning and Build-out Analysis in Warwick, A Report for the Quality Communities Demonstration Committee, July 24, 2001, Community Planning & Environmental Associates. Number based on a series of assumptions and map analysis detailed in this report. Full report available on-line at [www.townofwarwick.org](http://www.townofwarwick.org).

<sup>6</sup> This jump in the population growth rate is largely due to annexation of lands for new residential development into the Village from the Town of Warwick.

## 1. 1965 Comprehensive Development Plan

### Residential Districts

The Village's first and current comprehensive plan is the *1965 Comprehensive Development Plan*. That plan noted that the Village of Warwick was primarily a residential community and proposed that it remain as such. New growth would be accommodated by expansion of the existing residential areas into vacant tracts of land, some outside the then-existing Village borders. The Plan anticipated an eventual total village population of 7000 persons. Three residential housing areas, differing in terms of population density, were proposed:

1) A low-density area for one and two-family homes at densities of up to 4 units per acre. This zone would encompass the majority of the land in the Village, primarily on the outskirts of the existing village.

2) A medium-density area where, depending on the type of dwelling, the densities would be up to 8.7 units per acre for single family units and 10.8 dwellings per acre for two-family houses. This was proposed for the generally older portions of the Village adjacent to the business area where some large residences could be converted to apartments.

3) High-density residential areas providing for garden apartments and multi-family building conversions at densities of about 10 units per acre. Sites on Cherry St., Park Lane, and Oakland Ave. were identified as appropriate for this density use.

### Commerce and Industry

The 1965 Plan also envisioned that business development should be limited to the areas where it already existed. The current and future business / retail area was seen as being a "Community" shopping area as compared to smaller neighborhood centers and much larger regional centers, as was seen developing in Middletown.

In order to be competitive with the new regional retail centers, it was recommended that downtown Warwick adopt design principles that were seen as responsible for the success of the modern shopping centers, such as:

1. Ease of access by a network of arterial streets,
2. Efficient circulation of cars, shoppers and delivery trucks,
3. Ample off-street parking,
4. One or more dominant retail establishments to act as "magnets,"
5. Grouping of retail stores in a compact arrangement to minimize need for walking,
6. Exclusion of all non-retail businesses from the "Community Shopping Area,"
7. Harmonious architecture.

## 2. Current Village Zoning

The Village of Warwick has twelve (12) different Zoning Districts, a result of recommendations from the *1965 Comprehensive Development Plan* as well as periodic updating. There are eight districts which are primarily for residential dwellings, two of the zones allow a mix of apartments and offices, while two residential zones are intended exclusively for senior housing. There are three zones for shopping and commercial activities, and one Industrial District. (see Map No. 3 "Village Zoning Map") The following is a brief description of each of the Zoning Districts:

### **R-1** One Family Residence

This district is the primary residential zone in the Village. One family detached dwellings on lots with a minimum of 20,000 sq. ft. (an approximate ½ ac. building lot) and with driveway access to a Village Street are permitted "by right". Among the Conditional uses which can be allowed by the Planning Board are nursery schools, day care centers, schools clubs, accessory home professional offices, one accessory apartment, and family & group care facilities. It should be noted that "Home Occupations" are allowed in all residential districts (but not MR-SC, CCRC, RPO, & DS). R-1 zones are mainly located on the less dense outer edges of the Village.

### **R-2** One and Town Family Residence

This district is similar to the R-1 district, allowing "by right" the same uses as R-1, but on somewhat smaller lots of 17,500 sq. ft. for single family units plus two-family detached residences on lots of 22, 500 sq. ft. R-2 zones are located in the older residential areas of the central Village.

### **MR** Multiple Residence

Uses permitted "by right" are one and two family residences as in R-1 & R-2 on 17,500 sq. ft. for single family and 22,500 sq. ft. for two family units, plus multiple residences with not more than one building per lot and fronting on a Village street on lots of 40,000 sq. ft. The Planning Board can grant Conditional use for Multiple residences with more than one building per lot of 40,000 sq. ft. minimum. MR zones are located along Oakland Ave., Park Lane, and on either side of Cherry north of Wheeler Ave., Homestead Village, and east of Brady Road.

### **A/O** Apartment/Office

The zone allows for the same multiple residences as the MR zone, plus professional or business offices, funeral homes and banks on lots with a minimum size of 5,000 sq. ft. A/O zones are located on the north end of Main St. by the Post Office and Library, on Maple Ave. by the Hospital, and on both sides

of Oakland from Second Ave. to the Warwick Savings Bank. In addition there is a small A/O located on West St. across from Pond Hill (the Village Cove condos).

**RPO** Residential Professional Office

This zone allows offices the same use as the Accessory Home Office in R-1 and R-2, except that the owner does not have to live within the residence. Only one other residence is permitted in the unit. The only area currently zoned RPO is the row of professional offices across the street from St. Anthony Hospital on Grand Street.

**PAC** Planned Adult Community

This recently enacted floating zone permits Planned Unit Development on a minimum of 20 ac. intended to primarily house people 55 years of age and older. The PAC District is intended to discourage urban sprawl while encouraging innovative, traditional neighborhood design standards, which maintain the unique character of the Village. A PAC District can be located within R-1, R-2 and MR zones. Approval of a PAC District is at the discretion of the Village Board. In addition to being intended for residents 55 and older, the zone provides opportunity and latitude for the Planning Board and the developer to focus on community design standards, rather than strict codes.

**MR-SC** Multiple Residence - Senior Citizen

The only uses permitted in this zone are Senior Citizen Housing by Conditional Use Permit from the Planning Board. The minimum lot size is 40,000 sq. ft. Burt Farms, Creekside and Devon Woods, a newly designated 17 acre parcel on Grand Street are zoned MR-SC.

**CCRC** Continued Care Retirement Community

All uses in this zone require Conditional Use permits from the Planning Board. The permitted uses are nursing homes, adult/assisted living facilities, congregate housing, and adult day care. The zone currently encompasses the Mt. Alverno/Shervier Pavilion Complex off Grand St.

**CS** Central Shopping

The zone allows "by right" retail and personal service stores, eating and drinking establishments, theaters, clubs and lodges, laundries, printing shops, libraries, museums and art galleries. The minimum lot size is 5,000 sq. ft. Also allowed in the CS zone are the uses permitted in the A/O district, namely, professional or business offices, funeral homes and banks on lots with a minimum size of 5,000 sq. ft. This zone is located along West St. and on Main St. from the railroad crossing to Welling Place.

The Central Shopping zone also allows manufacturing as a Conditional Use for provided the goods manufactured are sold at retail on the premises. Not more than two employees can be engaged in the manufacturing process. Residences are allowed in the CS zone on the second and third floors of existing buildings.

**GC** General Commercial

Uses permitted “by right” in the GC zone are the same as those permitted in the CS zone, but a larger variety of Conditional Uses are permitted. These include hotels, motels, drive-in restaurants, gasoline service stations, auto sales, car washes on a minimum of 10,000 sq. ft. As in the CS zone, residences are allowed on the second and third floors.

GC zones are located on the west side of Main St. from Welling Place to Grand Ave. This includes the front of Grand Union parking lot, the car dealership, and the Sunoco and Mobil gas stations. A CG zone is also located along Railroad Ave. and First St. Other small GC zones are located on Smith St., on Galloway from the bus garage to the Warwick Motel, on Rt. 94 by Walsh’s Restaurant and the car dealership, and another is located off River Rd. where the Village sewage treatment plant is located by Jones Chemical. (Note; Jones Chemical is primarily located in the Town although the access to the facility is in the Village via Howe Street off West St.).

**DS** Designed Shopping

The uses here are the same as in the CS and A/O zones but the minimum lot size is 40,000 sq. ft. The DS zone includes the area bounded by West St. and Wheeler Ave. Including Spring St.. Welling Place, McEwen and the back of the Grand Union lot where the existing building is located.

**I** Industrial

Uses permitted “by right” are the same as in the CS zone plus manufacturing, R&D laboratories and public utilities on lots of at least 40,000 sq. ft. Conditional uses by permit from the Planning Board are hotels, motels, drive-in restaurants, gas stations, auto sales, car washes and contractor storage yards on lots of at least 10,000 sq. ft.

Industrial zones are generally located along the railroad tracks in the Village. This includes Kuiken Brothers lumber yard extending to Forester Ave. with the auto repair shops and Wadeson’s. The District continues across Forester on Church St. Extension past the firehouse to include the Georgia Pacific property. An Industrial zone is also located by Elm St. including the Mitchell’s Corner Plaza and the car wash.

**3. 1999 Village of Warwick Central Place Strategy**

In 1999, the Village of Warwick commissioned The Saratoga Associates and A. Nelessen Associates to undertake an analysis of the downtown area of the Village. Downtown has also been referred to as “main street” or the Village’s “central place”. This analysis included an assessment of market conditions influencing the Village, an identification of opportunities and constraints facing downtown, an analysis of traffic circulation and parking, and broad public outreach to help define a vision for downtown. That outreach included

stakeholder interviews of merchants, community leaders, and others, as well as a “Vision Day” during which over 200 residents participated in a Visual Preference Survey™ conducted by the developer of such surveys, Anton Nelessen (a summary of the Visual Preference Survey is included in Section III.D.2).

While the *Central Place Strategy* offered many recommendations, the following were presented as priority next steps to ensure that downtown Warwick remains as the central place for area residents and businesses:

- ❖ Update the current zoning regulations.
- ❖ Take actions to improve parking conditions - secure outlying lots, consider a parking shuttle.
- ❖ Set up a Business Improvement District (BID)
- \* Prepare a site and architectural design guidebook for new development.
- ❖ Consider specific road intersection reconfigurations - along Main Street at Colonial Avenue, South & High streets, and West & Oakland avenues, as well as on Wheeler Avenue.
- ❖ Secure grants for streetscape enhancements including crosswalk improvements and pedestrian amenities.
- ❖ Secure grant for Wawayanda Creek landscaping and trail study and public greenspace at Railroad Avenue.

The report summarizing the Strategy is incorporated as part of this Comprehensive Plan (see Recommendation No. 6).

#### **4. Recommendations from the Countryside Exchange Report**

In 2000, the Town of Warwick and the three villages, Warwick, Greenwood Lake and Florida co-sponsored the Countryside Exchange Program of the Glynwood Center in Cold Spring, NY. Before and during the Exchange, community leaders and citizens identified topics of concern to the Town and Villages and developed a series of in-depth workshops to examine those issues. The theme of the Warwick Exchange was “Bringing the Communities of Warwick Together.” This theme reflected the participants concerns about:

- Breaking down barriers between the municipalities
- Encouraging and improving cooperation between the Town and villages
- Attracting economic development
- Preserving open space

The Countryside Exchange also recognized that “Warwick’s vision of the future is based in large part on maintaining rural lands, active farms, and healthy natural

systems. These elements underpin the quality of life and much of the economy in the Village as well as the Town.” The report made several specific recommendations for implementation within the Village of Warwick:

- Tourism is the most significant economic force that can be used to sustain business and at the same time sustain and improve the environmental quality and support the important agricultural base of the area. The rich history, architecture and scenic landscape are key to promoting tourism as an economic force.
- In order to maintain and support the viability of the Town and Village, it is vital to preserve a critical mass of active farms, increase the amount of public parkland and open space and provide ready access including a network of trailways to connect the parks.
- The role of the Architectural and Historic Review Board needs to be formally strengthened in order to protect the existing historic structures.
- Most important is maintaining a clear distinction between the settled and rural areas. “New growth should be directed toward the Village in a manner consistent with the Village’s existing development patterns.” The report suggested that this can be achieved by:

- Maintaining development densities in or near the Village consistent with what already exists in those areas.
- Defining a “*Settlement Boundary*” around the Village, large enough to accommodate new growth with public services (water and sewer), and allow a continuation of the traditional Village development pattern.
- Discourage development immediately outside the *Settlement Boundary* and establish a greenbelt of farms and open space.
- New streets within the Village should extend the traditional pattern already established within the Village, thereby providing connections between neighborhoods, and avoiding isolation created by cul-de-sacs and dead ends.
- Public facilities and retail stores should be located within the Village in order to serve as anchors and attract shoppers to other businesses.
- Mixed use development of commercial and residential, subject to design and aesthetic criteria, should be encouraged in the Village
- The Village business district should perpetuate the “Main Street” feel, as opposed to the feeling of a shopping mall. If possible, but not limited to, buildings should be located near the sidewalk with parking in the rear or side.

## 5. National Register of Historic Places, Warwick Village Historic District<sup>7</sup>

The Warwick Historic District (see Map #4 "Historic District") is both architecturally and historically significant as reflective of the growth and evolution of the Village from its eighteenth-century origins to its zenith as a suburban and resort community in the early twentieth century. The District is composed of distinct areas which correspond to periods of the Village's development, including the colonial era crossroads around which the community was formed, the commercial street which received impetus when Warwick became a railroad center in a large food-producing region, and the broad avenues lined with large turn-of-the-century residences as New York City's sphere of influence expanded into the countryside. The District as a whole retains its historic character due to the strong physical integrity of its components and the outstanding range of architectural styles and periods (1750-1930) represented by its resources, including exceptional vernacular buildings and distinguished architect-designed houses as well as commercial structures.

The District includes most of the older portions of the Village and includes both commercial and residential areas. Of the 208 contributing structures in the district, two date from the eighteenth century and thirty-four were constructed before 1850. The Village expanded greatly during the last half of the nineteenth century; more than half of the district was built between 1860 and 1900. The proximity of New York City, less than fifty miles away and easily accessible by railroad and, later, by automobile, provided continual growth for Warwick. The major residential areas of the district are distinguished by at least thirty exceptional residences built between 1900 and 1930. An unusual feature of the district is the collection of distinctive domestic architecture of Clinton Wheeler Wisner (1856-1904), a prolific, local architect. Wisner helped to determine the character of several of the streets developed between 1884 and 1900.

The physical integrity of the buildings in the Village is unusually good. Almost all of the larger residences are maintained in their original condition and the smaller village houses retain their scale, setting and associations. Strip development and organized urban renewal have bypassed the Village, leaving its architectural heritage largely intact. In the commercial district some buildings with newer architectural styles have been built which at time of nomination were considered as "intrusions".

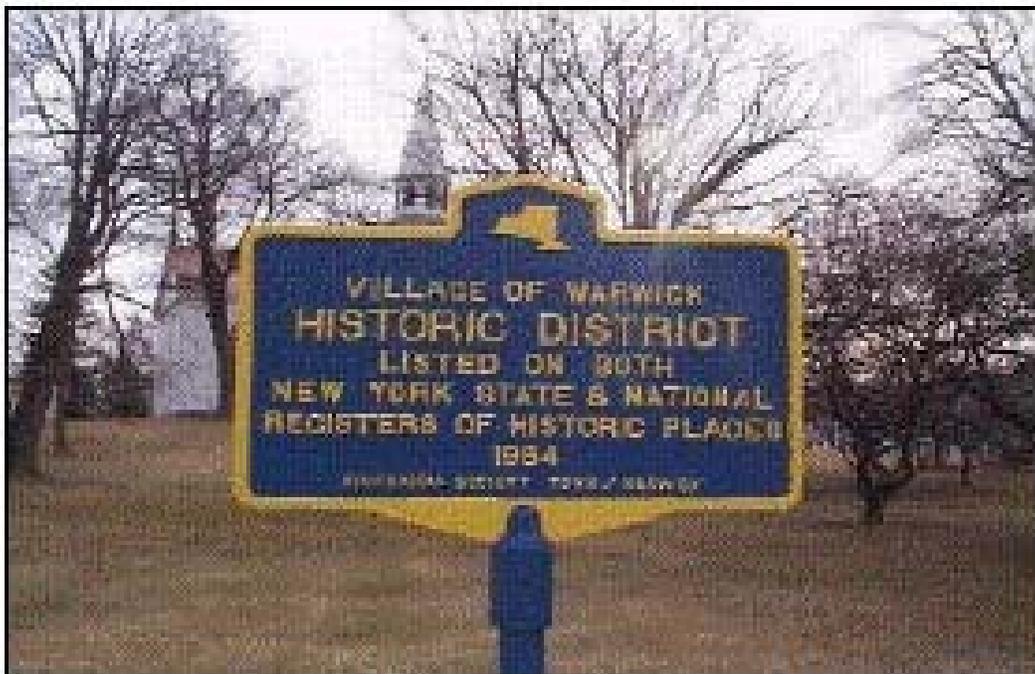
The Historic District is oriented around Warwick's Main Street, the commercial thoroughfare through the Village. Radiating residential streets comprise the majority of significant architecture in the community and were included to the

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<sup>7</sup> See United States Department of the Interior, National Register of Historic Places Inventory – Nomination Form Warwick Village Historic District, September 1980. Available from the Warwick Village Clerk, the Warwick Historical Society or the NYS Office of Parks, Recreation and Historic Preservation.

limits of their integrity or period character. Railroad Avenue parallels the train tracks and is distinguished by the Village's original passenger station and nineteenth-century railroad hotels, boarding houses and warehouses. North of Colonial Avenue, Main Street becomes known as Maple Avenue and eventually the State Highway to Goshen. Maple Avenue contains large turn-of-the-century houses on large lots with generous front lawns. The District extends to a point where more modest houses of a more recent date characterize the streetscape. Colonial Avenue, the Old Kings Highway, angles off Main in a northerly direction and contains noteworthy architectural residences up to the Village limits.

The two streets flanking the Old School Baptist Church, High and Church Streets, contain most of Warwick's early nineteenth century housing and form a context for the understanding of the settlement area and its growth. South Street near Railroad Avenue contains structures of a form, scale and setting representative of village development in the second and third quarters of the nineteenth century including particularly distinctive examples of residential and ecclesiastical architecture. Beyond the District, South Street becomes less distinguished and later in period. South of Railroad Avenue, Main Street is renamed Oakland Avenue and, after approximately a block of transitional commercial architecture, becomes the most distinctive residential street in the Village. The District extends to the limit of this environment to an intersection where commercial development was introduced in the later twentieth century. Contiguous to this area of the District, Clinton Avenue is a distinct entity defined by the small-scale houses designed by Clinton Wheeler Wisner, a local architect. The street represents a late nineteenth century middle-class neighborhood significant in the history of the Village.



## D. Public Attitudes

### 1. Visual Preference Survey <sup>TM</sup>

A community-wide Visual Preference Survey, or charette, was conducted by Nelessen Associates as an integral component of the Downtown Strategy on March 6, 1999. Complete results of that survey can be found in the Central Place Strategy report referred to in Section III.C.3 and a summary is included in the Appendix of this Plan.

As interpreted by Nelessen Associates, the Warwick community values:

- \* The Historic context of the Village and the surrounding greenspace.
- \* Public spaces (parks etc) where community members can meet and congregate easily.
- \* Traditional buildings with facades on the sidewalk and parking in the rear especially when intermingled with small public green spaces.
- \* Landscaping on streets and in public parking areas (visual screening)

Low values were given by the participants to following perceptions:

- \* Those areas which had narrow sidewalks, no landscaping.
- \* Large footprint strip malls with visible parking lots.
- \* The Dept of Transportation mandated painted crosswalks on Main Street.
- \* Areas which have a high degree of "visual clutter."

## IV. Assets and Challenges

A common, recurring list of assets and challenges found in Warwick were identified and considered through the Plan's public outreach efforts. These efforts included the 1999 Visual Preference Survey<sup>8</sup>, numerous meetings of the Comprehensive Plan Committee, interviews with interested parties, and the series of focus group sessions reported earlier. While many individuals identified particular features or conditions (assets) they liked or found as a challenge in the Village, certain of these stand out.

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<sup>8</sup> Details can be found in the 1999 Village of Warwick Central Place Strategy available from the Village Clerk. *Visual Preference Survey* is a registered trademark of A. Nelessen Associates, Princeton, NJ.

## A. ASSETS

Generally ASSETS define the community character. Assets identified for the Village of Warwick can be grouped into the following categories:

1. **IDENTITY.** Warwick and its residents have a strong tradition and sense of place. The Village still retains the special elements of its historic, rural, agricultural heritage while offering many modern services and amenities. This identity is also based on the quality of life and visual setting of the Village including nearby farmland actively used as orchards and dairy farms, and Main Street, the focal point of an economically vibrant and diversified community.
2. **SENSE OF COMMITMENT.** Village residents stay committed to the Village, its special qualities and its quality of life. This “love affair” with Warwick is readily apparent from the focus group sessions.
3. **HISTORY.** The Village has a unique and well-appreciated history marked by many historic sites and features, as well as a tradition of direct support for the preservation and enhancement of those sites and features. This history also goes beyond physical sites. Warwick’s history anchors its sense of place.
4. **QUALITY OF LIFE.** The Village and surrounding Town continue to offer a high quality of life as shown by the leading indicators - relative quality of local schools, low crime rates, convenience of a range of services, and relative affordability of real estate when compared with areas to the south. The physical setting - a compact Village, with a thriving business district and adjoining residential neighborhoods surrounded by working farms, orchards and open lands - symbolize this quality of life.
5. **PROXIMITY.** The Village provides immediate access and proximity to a great variety of resources, services, employment, shopping and recreation. Regional benefits include cultural, recreation, and education facilities valued by many people, along with immediate proximity to fresh supplies of locally grown produce and foods. Additionally, proximity to the core New York metropolitan region via car or bus provides a variety of quality employment, services and cultural opportunities allowing residents to enjoy the values and amenities of both metropolitan and rural life styles.
6. **DOWNTOWN / MAIN STREET.** The Village’s downtown business district or Main Street continues to be the focal point of a vibrant, business community and offers a setting that marks Warwick as a special place. The downtown is also the home to Farmer’s Market on South Street and the thriving local businesses and community services, such as the 100-year-old Warwick Valley Telephone Company, the Warwick Savings Bank, and the Albert Wisner Public Library that offer twenty-first century services and amenities to enhance the livable quality of the Village. The Warwick Community Center (Doc Fry Center),

which provides enrichment programs for youths and adults, is located on Hamilton Ave., a short walk from Main Street.

7. **WALKABLE COMMUNITY.** The Village continues to retain and be proud of neighborhoods and a Main Street that are still “walkable.” While many residents express concern that this quality is being lost, notably along Maple Avenue, Galloway Road, Colonial Avenues, and on South Street from the intersection of Lawrence Ave. to Galloway and on South Street Extension from Galloway Road to Country Lane, retention and enhancement of the walkable elements of the Village are an important goal.

8. **PARKS.** Parks are an important component of the village character. The largest park in the village is Veteran’s Memorial Park off Forester Avenue which contains approximately 56 acres of land most of which is used for active recreational activities. There are a number of baseball fields, a skate boarding facility and a picnic pavilion. The park is regularly used by people from both the Village and the Town of Warwick. Events such as the annual fireworks display and circus take place in Memorial Park.

Stanley-Deming Park is a 10-acre park located on South Street. It is surrounded by homes and is predominately a play area for younger children. The park also contains basketball courts and a bandstand where the newly revived summer concert series is held.

The newest addition to Warwick’s parks is the Railroad Green located on Railroad Ave. This important open space, located in the center of the expanding business district, will soon have new landscaping with gardens and quiet sitting areas.

Lewis Park, located on Main Street next to the Old School Baptist Church, is owned and maintained by the Historic Society.

The Lewis Woodlands, off Robin Brae, recently gifted to the Village by the Orange and Dutchess Garden Club, offers walking trails in a natural setting.

There are also four smaller neighborhood parks scattered throughout the village. These include the park located off Pond Hill Rd. and three small parks in the Southern Land development area (see Fig. 2).

9. **INFRASTRUCTURE.** Warwick Village offers central water and sewer services which will continue to be attractive for residents and businesses. The resources are adequate to meet current usage and could have the potential to be expanded to meet future demands (see Recommendation # 4). Water resources include a surface supply from three reservoirs and groundwater wells which draw on a large aquifer with an as yet undefined potential yield. Real estate interests are expected to continue to seek annexation of adjoining Town property to access this infrastructure.

The Village contracts with the Town for police services. Fire protection is provided by four volunteer fire companies with firehouses located on Church Street Extension, South Street, and Howe Street. The Warwick Ambulance Corps headquarters is located on South Street Extension.

The Village DPW garage is located adjacent to Veteran's Memorial Park.

## **B. CHALLENGES**

The Village also faces some significant challenges. They are:

**1. GROWTH and SPRAWL.** Village residents have a concern over the consequences of future growth. Growth in the 1970s and 1980s occurred in spurts associated with annexation of lands for residential development (see Tables 2 and 3). These growth spurts were prompted by robust growth in the regional economy and development of employment opportunities in nearby areas such as Rockland County and northern New Jersey. While the Village of Warwick has seen modest growth in the most recent decade as a product of limited vacant land available for new development within its borders, the Village is situated within the second fastest growing Town in Orange County. Indeed, according to the 2000 US Census, Orange County is the second fastest growing county in the State, exceeded only by nearby Putnam County

Commercial and residential development, regionally represented by repetitive housing subdivisions and roadside commercial "box-like" construction, is increasingly evident throughout the adjacent Town of Warwick. Although the Town's new zoning regulations begin to address some of these past development practices, such activity challenges the Village setting at its surroundings, gateways and edges. Competitive commercial development in the Town especially on Rt. 94 South also challenges the Village's business core.

Growth outside the Village creates increased pressure on the roads and transportation infrastructure, manifesting itself in traffic congestion within the Village. This area-wide growth is putting stress on the local Warwick Valley Central School District leading to increased real estate taxes on Village property owners.

**2. LIMITED LAND BASE.** The Village of Warwick covers approximately 2.2 square miles, most of which is already developed. Growth and population increases of the past two decades have come from the annexation of additional lands into the Village. This is expected to hold true in the future.

3. **DECLINING AFFORDABILITY.** Warwick has offered metropolitan New York residents affordable residential options in the past. However, this affordability is challenged as Warwick is “found” and demands increase on limited sites and existing homes. While the Village of Warwick continues to provide affordable senior housing, overall affordability for the general population is declining. Noticeable challenges are faced by single-occupant and single-parent households and working families at or below the median family income of the region.
4. **ATTENTION TO DESIGN AND AESTHETICS.** Clearly, Warwick residents have a concern for the design and appearance of land use and development. The private marketplace is already responding to this demand. The Village needs to require that the quality and design features of new development be maintained so as to enhance those characteristics that make Warwick unique.
5. **COMMERCIAL VERSUS RESIDENTIAL ROLES OF THE VILLAGE.** The 1965 Village Plan expected that Warwick would maintain a primarily residential role. Yet the Village has always offered a wide variety of quality services in its downtown commercial area, Main Street. With inevitable market challenges to these types of businesses, in an era when emphasis is placed on big inventories, fast service, and price over quality, businesses of the scale and style characteristic of Warwick will need encouragement and support. The commercial and residential roles are not exclusive but need to continue to be of mutual benefit.
6. **VILLAGE MAIN STREET BUSINESS DISTRICT AND ANCHORS.** Main Street with its retail merchants and anchors is an important component of the vitality and quality of life in the Village of Warwick. It will be critical to maintain important anchors, such as the Albert Wisner Library and the Post Office close to the center of the village as these facilities search for the additional space they require to serve the growing Town and Village population base. A food store also serves as an anchor and provides essential services. The Village needs to partner with the Chamber of Commerce and work actively to replace the loss of the food market. With the expected increase in retail shops, additional parking, which has historically been in short supply in the Main Street area, will be needed to accommodate this growth. Also, if the Village is to remain the major shopping area for its residents and those who live in the surrounding town, as the population grows ways must be found to provide more space for business. Space may be found by expanding permitted commercial uses on residential streets adjacent to downtown, making more efficient use of those areas already zoned GC, or by designating areas in annexed land for attractive mixed uses that serve local neighborhood markets and adhere to strict design standards.
7. **CONGESTION.** As noted in the 1999 Central Place Strategy, traffic congestion does exist at certain times and locations in the Village. Congestion

can be bad and good. Bad if you are trying to get somewhere and can't; but good in helping to attract travelers to stop, get out of the car, and enjoy the setting and services that make the Village special. In the future, the Village may need to explore requirements for additional interconnecting roads within the Village and arterial roads around the Village to relieve the automobile congestion in the downtown area.

8. **GROWTH AT THE EDGES.** With growth and development inevitable in the surrounding Town, property at the edge of the Village will become increasingly attractive as prospective developers and residents seek the benefits of Village services and amenities. Such growth patterns, if not managed, will aggravate all of the other challenges of the Village. If properly managed, development coupled with open space preservation can enhance the Village and maintain its economic and environmental vitality.

9. **INFRASTRUCTURE CAPACITY.** The Village provides a range of important public infrastructure services that help make Warwick an attractive location. However, regional growth trends suggest that additional development through either use of the limited inventory of available lands, "infill" development of vacant or under-used parcels, or annexation of new parcels will place stress on the existing Village infrastructure. The Village infrastructure includes public water supply, central sewer system, historic road system, and park/recreation areas. The Village of Warwick has approximately 20 miles of road many which date back to the 1800's. These roads were originally horse and wagon trails, not designed for the volume of automobile and pedestrian traffic experienced by the Village in 2002.

# V. RECOMMENDED ACTIONS

Consideration of the Assets and the Challenges facing the Village of Warwick has led to the following recommendations. Each land-use recommendation is based upon the principles of Traditional Neighborhood Design: this design standard accommodates higher density clustering, mixed-use development, and pedestrian and vehicular connectivity between neighborhoods.

All Village legislative, capital investment and financial actions must take these recommendations into consideration. Also capital projects proposed by any public agency should be reviewed for consistency with this Plan. The Village should implement all the recommendations; however, it is felt that the first four recommendations are the most significant and should be acted upon as soon as possible.

## **1 UPDATE VILLAGE LAND USE AND ZONING CODES**

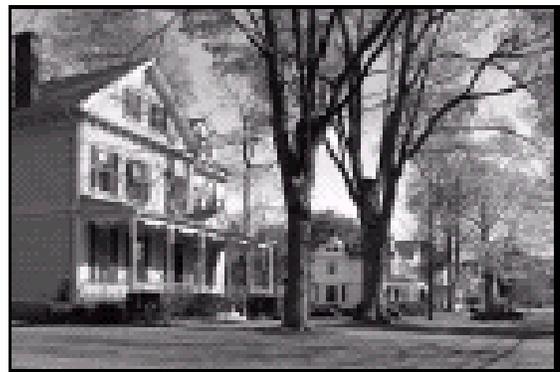
The Village must immediately bring its zoning and subdivision regulations into conformity with this plan. The Village must also keep its land use and zoning codes up-to-date for consistency with this new plan, with current state and federal requirements, with recent case law, with the adjoining Town of Warwick's regulations and with trends expected to influence the Village and its region.

Updates to these land use regulations should also endorse the Village goal of growing incrementally. Limits should be considered to avoid any development that is too big or out of scale with the Village and its neighborhoods. Limits should also be considered to avoid excessive simultaneous development that might overwhelm the capacity of Village staff, volunteer services, and infrastructure.

This updating should:

- Mandate clustering and other techniques for permitting flexible lot size for new residential neighborhoods while preserving green areas.
- Mandate a mix of housing sizes and retail values in neighborhoods to encourage diversity and provide affordable housing.
- Require clustering provisions at the Village's gateways and along its greenbelt as mapped in this plan.

- Establish roadway, path, and sidewalk requirements linking new development to existing neighborhoods and procedures for achieving safe walkways throughout the Village.
  - Match zoning in districts adjacent to the Town with the adjoining Town districts. The updated codes should redefine the permitted new housing densities at the Village / Town borders to avoid providing automatic density bonuses for lands annexed into the Village. Specifically it is recommended that new lands annexed into the Village come into the Village with the same or lower residential density they had in the Town. Additional units could be obtained by the applicant through clustering, providing affordable units, using Traditional Neighborhood Design plans, and participating in the Incentive Zoning process described below in the Annexation Policy (see Recommendation #3).
  - Develop provisions for supporting and “incubating” local businesses.
  - Consolidate the Design Shopping (DS) district with adjoining zoning districts to eliminate the requirement for large lots in the current DS zone thereby allowing commercial development on lot sizes in keeping with the character of Main Street. The Village should review the boundary of the DS Zone to determine if it is still appropriate to expand commercial uses on nearby streets which are presently residential.
  - Create Historic District Overlay and Aquifer overlay protection standards. (See Recommendations #4 and #8)
  - Support and facilitate the permitting of home office uses and the development of commercial, multi-tenant office space through zoning district changes or promotion of new and expanded mixed uses. (Also see Recommendation #6e)
-



## **2. ADOPT DESIGN STANDARDS**

The Village should adopt design standards as part of its zoning code to guide desirable new land use and to encourage mixed uses of existing sites and buildings like those historically a part of the Village.

The Village desires to move away from conventional bulk tables of standards and lists of permitted uses toward greater use of performance and design standards. This will encourage a mix of compatible styles while avoiding homogeneous development or development out of character with the surrounding neighborhood. This Plan also endorses the concept of TRADITIONAL NEIGHBORHOOD DESIGN such as the Village used in the development of the Planned Adult Community (PAC) standards and described in the Orange County Comprehensive Plan (draft July 2001).

The Plan also encourages a more active role for the Architectural and Historic Review Board (AHRB) in the review of design standards in all applications submitted to the Planning Board. Additionally the Shade Tree Commission should continue its roll in assuring continuity of streetscape design in both new and infill projects.

The Design Standards should include illustrated guides. Key to such standards is recognition of the value of local architectural styles and design, preservation of historic patterns of landscaping and building setbacks, street widths and appearances, and emphasis on the pedestrian character of the Village. Also key is the need to encourage enough design options to avoid homogeneity.

Design Standards need to be included in the zoning updates to address:

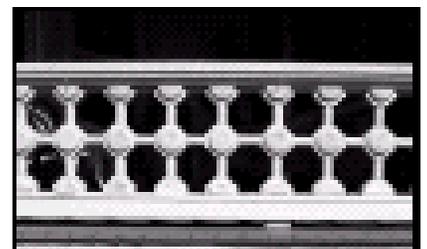
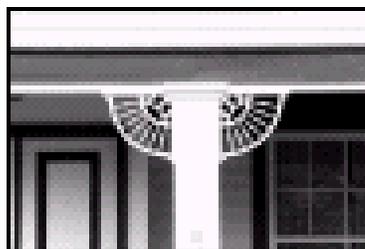
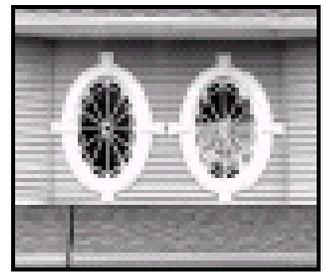
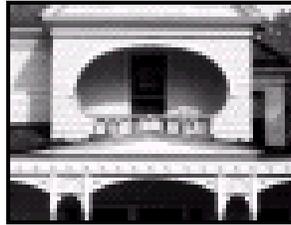
- \* Commercial and residential development along main road corridors including standards addressing streetscapes, off-street parking, lighting, landscaping, signage, access, loading/unloading activities. Commercial development should be consistent in style and character with that found in the downtown commercial district.
- \* Streetscapes should encourage but not be limited to parking in the rear of commercial and residential development. Warwick vernacular style should be encouraged in commercial design.
- \* Gateways or key entrances to the Village along main road corridors - those elements that protect and establish a distinct sense of arrival to the village. Often these gateways are defined by farmland and landmark farm structures adjacent to a village neighborhood. (See Recommendation #8 for additional details.)

- \* Infill projects where existing but underutilized sites are developed at a scale and mix of land uses complimentary to immediate neighboring property.
- \* Village/Town edge properties; those areas that create a belt around the Village where new development is most likely to occur. Standards are needed to maintain the distinction between the Village and Town. (See Recommendation #11 for additional details.)
- \* Signage in the Village and its Gateways. The Village should require a consistency in sign location, design and scale and the number of signs should be regulated to avoid proliferation.
- \* Provision of improvements needed to guarantee for current and future generations the “walkability” of the Village’s neighborhoods. (See Recommendation #12 for additional details.)

The reader is referred to the 2001 Orange County Comprehensive Plan (draft July 2001) and a text by planner Randall Arendt “Conservation Design for Subdivisions” (National Lands Trust, Island Press, Washington, DC. 1996) for additional details on Design Standards.

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## VILLAGE STYLE...



### 3. **ANNEXATION POLICY**

The Village needs to establish a clear annexation policy providing property owners, developers, and officials from the adjoining Town with the procedures and conditions under which annexation of additional lands into the Village can occur.

Warwick Village appreciates its historic role in helping property owners gain density and economic benefit through annexation. The Village also understands that with future growth pressures in the Warwick Valley, developers will find annexation to the Village attractive in order to access the Village's significant infrastructure.

As part of an Annexation Policy the Village needs therefore to define the ultimate size of the Village of Warwick and be sensitive to the concerns expressed by many residents that growth should not occur at a rate which overburdens the community.

In seeking to gain control over sprawl-style development and in preserving open space while accommodating new residential and commercial uses in the Village, annexation can be a valuable tool. Annexation at its best can be a tool to effectively create new neighborhoods complementary to existing neighborhoods and provide affordable housing for residents. It can also be a tool to gain needed parkland / recreation lands and improvements to the village infrastructure. An Annexation Policy needs to insure that any newly annexed property is not isolated from other Village properties but is connected via roads, sidewalks, and pathways. Isolated neighborhoods must be avoided. Annexed lands should also incorporate the Traditional Neighborhood Design standards outlined in Recommendation #2.

Annexation can also create problems. Of great concern is the need to avoid growth that could exceed the capacities of vital Village infrastructure. (See Recommendation #4)

a. **Guidelines for Evaluating Proposed Annexations** Article 17 of New York State General Municipal Law guides how lands may be annexed from one municipality to another. Warwick Village understands that each petition for annexation must be considered on its own merits and a determination must be made on whether this annexation is "in the over-all public interest." This Plan offers a general policy to help Village leaders establish what determines the "over-all public interest." Village leaders, today and in the future, should be consistent in dealing with annexation proposals, and apply uniform standards when making decisions regarding annexation. Village officials should be particularly concerned about the consequences of accepting an annexation and

what strain will be placed on the municipality's resources that may result in increased costs to all residents. Here the Village seeks to address these issues in the context of the Comprehensive Plan policies.

To be certain that each annexation is in the best interest of the public, Village officials should establish guidelines by which to review and measure every proposed annexation. The following basic principles should be carefully considered before an annexation is approved:

- \* The boundaries of the area proposed for annexation should be looked to determine the municipality's ability (both from a geographic and economic standpoint) to provide public services. It is critically important to determine if an annexation can be accommodated using the existing capacity of the infrastructure including central water (including the production capacity of the watershed and aquifer) and sewage treatment facilities, roads, schools and park/recreation lands.
- \* New development on annexed land must be compatible in design with existing and likely future development in the adjoining neighborhoods. This should include a mix of housing types and lot sizes providing housing affordable to a range of household income levels. The land should be developed using design standards such as the Traditional Neighborhood Design or a clustered design (as discussed in Recommendation #2) fitting in with the adjoining areas, providing a mix of housing types, permanent open space or other benefits to the Village. Additionally, the need for compatibility extends to the economic health of the Central Business District. Annexation should not create undue challenges to the downtown.
- \* The general terrain of the area should allow for expansion of utilities without prohibitive costs.
- \* The assessed valuation of the area and any proposed improvements should be sufficient to allow the area to pay its fair share of the cost of providing services.
- \* The area should contribute to the logical growth pattern of the municipality and should encourage orderly growth. Annexation should offer density consistent with existing zoning and neighborhood character; irregular boundaries should be avoided.
- \* The annexed area should be no larger than the municipality is able to service adequately unless the developer provides the necessary capital improvements. Cumulative effects of other annexations should be evaluated for long time impacts on infrastructure.
- \* The preservation of historic farms and farm structures, which helps define the perimeter of the Village, is essential. The Village recognizes that it is surrounded by historic properties and structures that are of significant value and worthy of

recognition and preservation. Their preservation will enhance the quality and character of the Village and the immediately surrounding areas. The Village should consider and encourage appropriate preservation, particularly when these properties and structures are within or adjacent to lands proposed for annexation. When included in an annexed parcel historic structures should become part of the Historic Overlay District. The properties or features immediately outside the Village that are currently considered to be worthy of preservation include (also see Map #9 "Special Places"):

Welling Farm, Route 94 south (1759)  
General Hathorn House, (1773) and Raynor Farm, Hathorn Rd and Pelton Rd.  
Burt farmhouse and barns, Route 17A (1760)  
Pulpit Rock, West Street  
Sanford farm, Rt. 94 north (1793)  
Benedict House, Colonial Ave. (1779)

b. **Cooperation with the Town of Warwick in Annexation Proceedings** The Comprehensive Plan encourages the Village of Warwick and the Town of Warwick to work together in the review of applications for annexation and the Village should consider participation in the Transfer of Development Rights and Incentive Zoning Programs instituted in the new Town code. These programs are seen to be consistent with the principles articulated in the this Plan

Most Town land surrounding the Village has been zoned Suburban Residential Low Density (SL) under the Town code requiring a minimum lot size of three acres, but an applicant can obtain an increase in density and smaller lot sizes by transferring Density Credits from other areas in the Town (the SL zones around the Village are the "Receiving Zones) or, through the Town's Incentive Zoning Program, by purchasing Density Credits. Funds obtained by the Town from the purchase of Density Credits can be used to purchase open space or farmlands in the Town.

Presently, under Village code, land annexed into the Village is zoned R1, allowing two units per acre. Therefore, through annexations and the higher residential densities allowed, Warwick Village could be described as a "Receiving Zone." Unless the Village and Town cooperate in preserving open space, the effect of the higher density development in the Village will have the potential to increase the total population of the greater Town of Warwick community at build-out with all the associated pressures on our schools and infrastructure. This is contrary to the objectives of the Town Zoning and the desires expressed by residents of the Village during preparation of this Plan.

To avoid this situation, the Comprehensive Plan recommends that the Village adopt a new floating zoning district which would include any land annexed into the Village. The residential density in this zone should be identical to the base density formerly allowed on the annexed lands under the present Town Zoning.

In this new Village zone, densities could be increased by using a cluster design or a Traditional Neighborhood Design and by providing affordable housing units or compensating amenities or benefits to the community. The Village should also consider cooperating with the Town in an Incentive Zoning Program. This would allow the increased density on the annexed land upon purchase of Density Credits, the proceeds from which both the Village and Town could use for Open Space Preservation. Evaluation of the effects of an annexation on Village infrastructure should be addressed in the environmental review process where appropriate mitigations can be identified so that expansions or improvements to the systems do not put the additional burdens on the existing Village residents. The Plan further recommends that the Village and Town enter into an Inter-Municipal Agreement (IMA) to define this program and the responsibilities of each of the municipalities.

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#### **4. ASSESS THE CAPACITIES OF VILLAGE INFRASTRUCTURE**

The village needs up-to-date accurate assessments of the current capacities of existing village resources and infrastructure - central sewage treatment, water supply, roads and parks - and their ability to handle future demand and growth.

Given inevitable demands for annexation of land into the Village, as well as the increasing needs of current and future residents as the Village approaches "build-out" under current zoning, Warwick cannot afford to take its infrastructure for granted. These systems need to be assessed for their ability to meet future demands to help the Village make strategic decisions on the required improvements and expansions.

A sustainable source of quality water is essential to the health and safety of the Village of Warwick. The key element in assessing water availability is a better understanding of potential capacities of the existing system and techniques for protection of the Village's aquifer, wellheads, and reservoir watershed (see Maps # 5 "Aquifer" and # 6 "Village Watershed").

Past documentation, including a 2001 literature search and memorandum from the Orange County Water Authority, has consistently noted that the Village has an ample supply of water to meet current needs through a combination reservoir

and well system.<sup>9</sup> Nevertheless, there is need for field research, including pump tests to confirm the limits of the aquifer system and determine its potential for meeting future needs.

The central sewage treatment system offers adequate capacity for current and immediate future demands. The capacity of Wawayanda Creek to assimilate properly treated wastewater discharged from the sewage treatment plant sets the limit on growth and expansion of the current system. Studies should be undertaken to ascertain the assimilatory capacity of the creek. This capacity, rather than the amount of water available, may be the factor governing how much the Village can grow. It is advisable that a long term capital maintenance program be established and funded to maintain the efficiency of the system.

The village roads, composed of a mix of local roads and county and state highways, are becoming overburdened with local and transient traffic much of which originates from new development in the Town of Warwick and surrounding communities. Together with the other municipalities and using the services of a professional traffic engineer or planner, the Village should develop a plan to alleviate the traffic congestion at critical intersections in the Village.

Specific suggestions regarding the Village parks are contained in Recommendation #10.

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## **5. ESTABLISH A PARTNERSHIP WITH THE TOWN OF WARWICK**

An on-going partnership with the Town of Warwick is essential to achieve several recommendations presented in this Plan. While these elements remain priorities for the Village with or without the Town as a partner, such a partnership is needed to address:

a. **ANNEXATION POLICY**. As previously noted, a coherent Annexation Policy is of primary concern for the Village. (See Recommendation #3).

b. **GREENBELT PRESERVATION**. A majority of Village residents view preservation of the Greenbelt around the built-up areas of the Village as a primary contributor to their quality of life. The Village is uniquely identifiable for its compact setting immediately surrounded by working farms, parks, and green / open spaces (See Map #9 "Special Places"). The Village and Town must work

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<sup>9</sup> See April 9, 2001 letter from James A. Beaumont, PE of the Orange County Water Authority to Mayor Michael Newhard.

together to retain as much of this defining landscape as possible. The Comprehensive Plan supports the need for compatible zoning and land use regulations in both communities, as well as consideration of such techniques as Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR). Future growth must respect this “greenbelt” concept surrounding the Village and be compatible with existing neighborhoods. (See Recommendation #7)

c. **WATER RESOURCE PROTECTION.** The protection of our watershed and aquifer is essential for the Village’s health. Because the Village’s reservoir watershed is primarily located within the Town of Warwick, and the Town and Village share the Wawayanda Creek Aquifer which is a source for the Village well system and many private wells in the region, any protection must be in partnership with the Town. This Plan recommends immediate efforts to ensure that land use regulations in both the Town and Village offer maximum protection of this essential water supply system. The Plan recommends that the Village work with Town to make strategic acquisition of lands within the reservoir watershed and aquifer area (See Maps # 5 “Aquifer”, #6 “Watershed”, #8 “Wetlands”).

d. **FARM FRIENDLY COMMUNITY.** The Village supports the greater Warwick Quality Communities Project and agricultural preservation program emphasizing incentives for farming activities in appreciation of the region’s agricultural heritage and economy. It is also noted that agriculture plays an important role in defining the identity of the Village. Recommendations include evaluation and updating of land use codes and zoning policies to be farm friendly and to support agriculture. The Village should also consider participation in the Town’s Purchase of Development Rights program, transfer of development rights, or incentive zoning efforts where Village goals are consistent with those of the surrounding Town of Warwick.

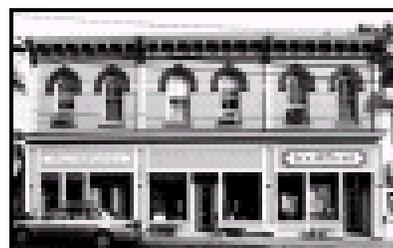
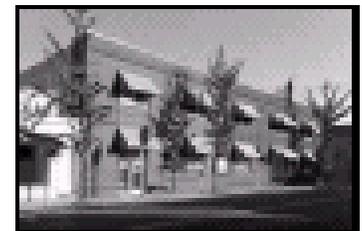
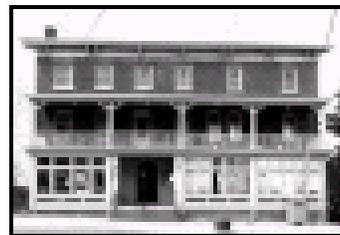
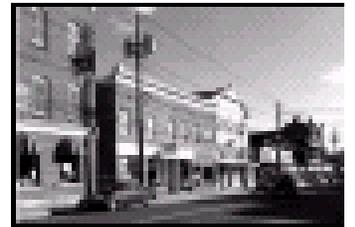
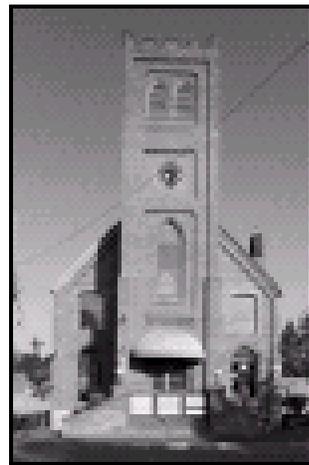
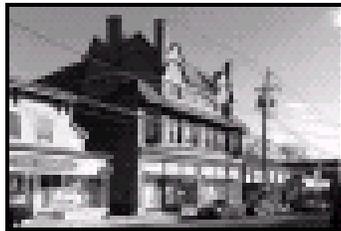
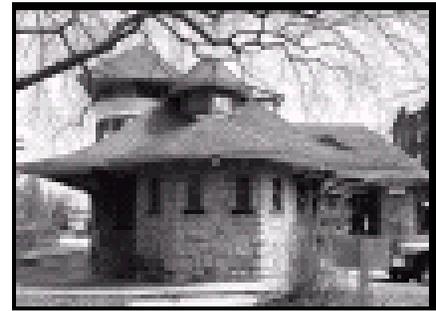
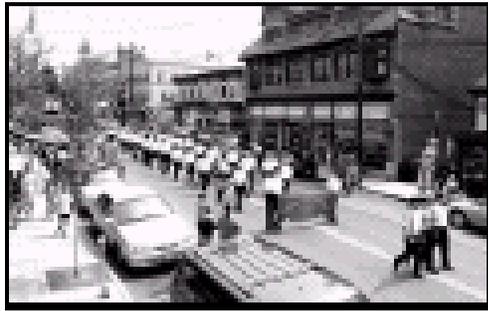
e. **COMPLEMENTARY COMMERCIAL DEVELOPMENT.** One of the primary challenges to the health of the downtown, central business district of the Village will continue to be the pressures for competing commercial development or relocation to the outlying areas of the adjoining Town. This development has historically occurred without coordinated management, high quality of design, nor respect for the role that the historic Village commercial district provides for the larger Town.

Where available, undeveloped lands with significant road frontage and traffic volumes will maintain high market desirability. Village and Town residents have frequently expressed a desire to find alternatives to highway strip-commercial development. The Town and Village should act in a partnership to avoid inappropriate highway commercial development similar to that which is beginning

to overwhelm the landscape of many nearby communities and threaten the viability of their central business districts.

A recommendation to avoid some of the perceived negative impacts of commercial development is to use of the Traditional Neighborhood Design (TND) as guidelines discussed above (Recommendation #2) which recognize the significance of having mixed commercial and residential uses.

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## 6. CREATE A BUSINESS DEVELOPMENT PLAN

a. **Central Place Strategy** The Comprehensive Plan incorporates the 1999 Central Place Strategy into this report as an essential aspect and supplement of the plan.

b. **Parking** An immediate priority for the Village should be to address the need for additional parking in the Central Business District. An inventory of existing parking capacity, demand, signage, and layout should be made and compared to predictable future demands. If at all possible, large areas should not be used for parking but smaller interconnected parking areas should be encouraged. As part of the Plan's desire to encourage Traditional Neighborhood Design concepts, off-street parking that is placed in front of commercial buildings should be avoided and strip-mall type development should be discouraged.

c. **Business Improvement District** The village should evaluate the creation of a Business Improvement District (BID). A formal effort should be pursued, organized by an existing entity or by a new committee established by the Village Board, to develop a Warwick BID.

The Village of Warwick should also consider the benefits of establishing a Local Development Corporation (LDC), Urban Renewal areas and/or a BID to assist in financing identifiable and desirable commercial ventures that would enhance the existing Village economy and present opportunities for expansion of the existing commercial zone.

d. **Retention of Village anchors** As recommended in the Central Place Strategy, the Comprehensive Plan supports the retention of village anchors, those special places that mark the identity of Warwick, support the diversity of activities found here, and provide important services to all members of the community. It is essential for Village officials to work to retain such facilities as the Library, Post Office and neighborhood schools within the Village limits, as these facilities seek means to expand and address future needs. The Comprehensive Plan also supports efforts to obtain a grocery or food market in the Central Business District. Other key enterprises include a pharmacy, banks, hardware and home supply business, and hospital that help meet essential needs of residents.

e. **Home Businesses** The Comprehensive Plan recognizes the importance and contribution of non-retail home businesses to the local economy. Small businesses, often based in the home, continue to grow and provide an essential stimulus to today's economy. Such businesses can provide the convenience of

specialized services now in high demand, and help alleviate traffic and the need of some of Warwick's population to commute long distances to work. Owners' use of their homes for work activities encourages business growth by eliminating the need of some small firms to rent commercial space; such savings may be very important to someone just starting out. The Village should better address these uses in Village codes and regulations and help organize support programs for home businesses in cooperation with regional and local business organizations. A policy is needed to define Home Businesses and the manner in which they are conducted in order to guarantee neighborhood compatibility while encouraging entrepreneurs.

Two levels of home business should be addressed - those operated only by the residents or family of a place (Home Occupation), and those where residents might employ one or two persons outside the family (Home Professional Office). At all times, such businesses should remain compatible with neighboring properties and not disturb the residential character.

Some of these businesses will grow and require larger office space. Provisions in the Village land use and zoning codes should allow development of such transitional office space. The Comprehensive Plan recommends that the Village consider the establishment of a "Business Office" overlay zone as a technique to encourage development of additional office space while maintaining the community's rural residential character.

f. **Cooperate with the Chamber of Commerce** The Village should work with the Chamber of Commerce to establish a Visitor Welcome Center and focus attention on promotional "buy local" efforts, also known as "Warwick buys Warwick," emphasizing the services that make the Village regionally unique in the predominance of locally owned and operated businesses.

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## **8. THE IMPORTANCE OF VILLAGE GATEWAY CORRIDORS**

Special attention must be given to the entry corridors to the Village. These include:

- 17A/94 (Maple Avenue),
- Route 17A (Galloway Road),
- Route 94 (Oakland Avenue),
- Colonial Avenue (County Route 13)
- West Street.

These are the primary routes along which residents and visitors gain first impressions of the Village. It is critical to preclude excessive signs and

haphazard development at these locations and to ensure that any new development is consistent with all other aspects of this Plan.

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## **9. HISTORIC OVERLAY ZONE**

There is a strong sense that while the present Historic District in the Village encompasses most of the vital and important structures; many architecturally significant sites are not included. The Comprehensive Plan recommends that the Village compile an inventory of historic, cultural and scenic resources in the village to identify assets complementary to the Historic District and establish a Historic Overlay District to acknowledge the importance of these sites, ensure that care and respect for their significance is maintained in the future, and provide incentives for restoration or adaptive reuse of these properties.

With the cooperation of local and state historic preservation organizations, funding should be secured to complete the inventory. In particular, the Village should partner with state-based organizations and public agencies to gain preliminary advice and funding for such an inventory and the possible expansion of the existing Historic District.

Current architectural guidelines covering the Village's historic district should be reviewed and updated in the context of a resources inventory and the updating of the Village zoning regulations.

To increase public awareness, the Village should partner with the Warwick Historical Society and with local realtors to publish and distribute a guide to the historic assets found in the Village. The guide should outline the responsibilities of property owners within the Historic District, detail methods to preserve and enhance their properties, and provide information on incentives or funding opportunities to help in the restoration activities.

This same partnership should actively pursue publication of a "Pattern Book" providing advice to property owners on how to incorporate local historic and vernacular styles and design into new development.

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## **10 A PARKS AND RECREATION PLAN**

The Village should inventory existing resources and identify future needs including:

- \* active and passive recreational parks,
- \* neighborhood pocket parks,
- \* trails and paths,
- \* outdoor recreation on public and private lands.

Then with the assistance of a professional parks planner, the Village should prepare a Parks and Recreation Plan as a next phase of on-going comprehensive plan work. This plan should:

1. provide an evaluation of and recommendations for the future development of the existing Memorial and Stanley-Deming Parks.
2. include an assessment of Open Space at the outside edges of the Village adjoining the Town of Warwick. This is where existing open space and farms mark the entrances and setting of the Village, a desirable demarcation, yet where development pressure is the greatest.
3. contain proposals for the Wawayanda Creek corridor. This stream remains an unappreciated yet vital environmental feature in the Village. The creek corridor itself can tell much about the history of Warwick. Importantly, the creek could become an attractive addition to the downtown business area if, in the area of the South Street Parking Lot, the stream was cleaned and the banks landscaped. The creek also provides an immediate potential link between the downtown and other important features, such as the Warwick Valley Central Schools complex to the west and parklands to the east such as the Orange County Park on Rt. 17A.
4. provide recommendations for suitable neighborhood park locations needed to redress the current, uneven distribution of parks and recreation land now concentrated in the southeast portion of the Village.

The Village should have a standing Parks Committee to carry out periodic needs assessments and provide recommendations to the Village Board regarding capital projects within the village parks.

The Comprehensive Plan strongly endorses the Village's efforts to develop a Senior Center on Grand Ave. for this important and growing sector of our population.

Additionally, the Village should pursue partnerships with other governmental and non-governmental groups, and define the best use of the limited recreation funds collected through Village land subdivision approvals.

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## Recreation in the Village of Warwick



## **11. PRESERVING THE VILLAGE GREEN BELT**

One of the two attributes most frequently cited by residents of the Village of Warwick as being essential to the character of the Village and defining its unique sense of place is the surrounding green farmland and countryside. As the Village of Warwick and Town of Warwick accommodate new growth and development, it will be essential to maintain a greenbelt and to retain our green gateways. Only in this way will we hope to retain the unique charm, character and quality of life prized by Village residents – both those who have recently moved to Warwick and lifelong residents. (See Figure #10 “Undeveloped Land Surrounding Warwick Village.”)

In order to maintain the unique sense of place that defines the Village of Warwick, it is essential to identify key parcels that will provide a mix of forest, open meadow, and working farmland around the Village. A variety of techniques could be employed to retain this landscape. These include:

- taking advantage of and promoting that certain parcels be preserved under the Town’s PDR plan;
- using the techniques of TDR and incentive zoning in cooperation with the Town to preserve rural Open Space in exchange for accepting higher development densities within the Village of Warwick;
- encouraging the use of Conservation Development Design,
- encouraging the maintenance of working agricultural activity on the parcels that are next to the major road approaches (Route 17A, 94 north and south, Grand Street/Pine Island Turnpike, West Street).

Use of these techniques will help preserve the essence of the rural character, buffer new development from increasing road traffic, and support new types of agribusiness within the Warwick Valley. (also see Recommendation #3 “Annexation Policy”)

Also important to the “sense of rural” is the preservation of large and oftentimes historic farmsteads (houses, barns and outbuildings) on larger-size properties on the approaches and entryways to the Village. These give strong testimony to the vibrant agricultural heritage Warwick has enjoyed and from which the Village itself has prospered. In cooperation with the Town, avenues should be explored to emphasize these structures’ historic importance and to assist in maintaining them intact along with their support structures. Innovative techniques and incentives may need to be employed to assist owners and potential future owners to retain their outward character or to adapt them for 21<sup>st</sup> century uses that do not change their character.

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## **12. A PEDESTRIAN CIRCULATION PLAN**

This Plan endorses the need for a pedestrian circulation plan which would identify the demand and the opportunities for ensuring that the village and all its neighborhoods are interconnected and “walkable.” Developing walkable connections is inherent in planning for new construction based on the principles of Traditional Neighborhood Design discussed in Recommendation # 2. Here we are recommending the establishment of new paths and walkways between established areas of the village as well as connections to parks outside the Village.

As a component of a Walkable Community the Village should ensure that sidewalks are maintained in a safe and attractive condition in all village neighborhoods and that new sidewalks be installed at important locations along the more heavily traveled roads. These include the entire length of South Street, Galloway Road approaching the intersection with South Street, Colonial Ave and Maple Ave. Where appropriate the Village should install benches of consistent design along the walkways to improve their use by senior citizens and others.

The following is a list of opportunities for trails or walkways which the Village should explore:

1. A loop trail around the village which could be a component of a trail system connecting the Appalachian Trail and Cascade Lake Park in the Town through the Orange County Park and Hickory Hill Golf Course.
2. A walkway from Main Street out to the School complex on West Street Extension and Sandfordville Road Rt. 1. This trail could also connect the Main St. business district with Mitchell’s Corners.
3. A better walkable connection between Bank Street with the South Street public parking lot and the commercial area on Railroad Ave.
4. A walkway between South St. and Memorial Park on Forester Ave.
5. As new lands are annexed provisions should be made for extending and linking walking trails in the new area with existing trails in the Village and the Town

# Glossary of Terms Used

**Affordable Housing** – There is no defined cost of an affordable housing unit in the Village of Warwick. According to John Ebert of Orange County Office of Community Development, who administers HUD funding for affordable housing, a family is eligible for affordable housing assistance if they have a family income equal to or less than 80% of the median household income. According to the 2000 census the median family income for Orange County NY is \$52,058. Therefore, a family with an income of \$41,646 would be eligible. According to accepted practice, a family should spend no more than 30-35% of their income on housing. Therefore, the monthly rent or mortgage payments for an affordable housing unit should be approximately \$1041 to \$1518 or less.

**Annexation** – an alteration of the boundaries of a county, city, town or village which has the effect of adding territory to it. In New York State, such annexation must follow rules defined within General Municipal Law, Article 17.

**Build out** - an analytical process used to define the impacts, positive or negative, on a community or region if all property owners developed their lands consistent with current regulations, environmental constraints, and market conditions. By changing assumptions, build out analysis can also be used to help predict the likely outcomes of changes in such conditions as zoning, infrastructure, or market forces.

**Business Improvement District (BID)** – A BID is a method used to finance improvements in designated districts in order to restore or promote business activity. The property owners and merchants in the district agree to be assessed for improvements that will benefit the entire district. The municipality collects the funds for the district management association and uses them on enhanced services or services which are not ordinarily provided by the municipality. The funds from a BID are intended to replace the existing municipal services.

**Clustering** – a land use management technique authorized by New York State law and used when the applicable zoning regulations are modified to provide an alternative, permitted method for the layout, configuration and design of new lots, building and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands.

**Design Standards** – a land use management technique requiring any new land use or development to follow certain rules to protect unique or important features of an area, neighborhood, or community. Such standards can be included in municipal zoning or subdivision regulations and often include illustrations showing preferred design. A community or municipality can start with *Guidelines*, or voluntary standards whose use is strongly encouraged, sometimes using incentives.

**Home Business (Home Occupation)** – A business that has low visibility, generates minimal to no traffic, requires minimal parking, and occupies only a

small portion of a residential dwelling unit. As defined in the Village of Warwick Zoning Code a Home Occupation is conducted by the residents of a home, can not have employees, does not change the character of the dwelling unit, and can not occupy more than 40% of the ground floor

**Home Professional Office** – An accessory office in a residence devoted to professional services. The activity can not occupy more than 40% of the ground floor area nor employ more than 2 persons including residents of the dwelling unit.

**Incentive Zoning** - A land use management system authorized by New York State law by which specific incentives or bonuses are granted to a property owner or prospective user of land on condition that specific physical, social, or cultural benefits or amenities would inure to the community.

**Overlay District** - A land use management technique where an area is defined and mapped outlining a special area or resource where unique consideration must be given to how land is developed.

**Purchase of Development Rights (PDR)** – private property rights include certain rights to use or “develop” land. Such rights can be purchased by a government or non-governmental organization or by an individual while the original owner retains all other rights to the property. New York State, the Town of Warwick, and many other governments along with organizations known as “land trusts” are active in the purchasing of development rights.

**Pattern Book** – Pattern Books are developed by a community to establish the basic form of buildings and provide key architectural elements and details. They involve research into local traditions of both architectural and community patterns. The desired character of the community is described and illustrated based on precedents found in the region. These include both community patterns and architectural patterns documented in photographs, cross sections and perspective drawings. The way in which individual buildings relate to streets and public open spaces is described in plan, perspective drawings and sections for each area in a new community. Principles for building placement and massing are defined for a variety of conditions and lot types.

**Traditional Neighborhood Design (TND)** – A type of design standard based on an analysis of the more desirable elements found in the layout, setting, mix of uses, and architectural features historically found in neighborhoods of a community. New development is encouraged or required to borrow from these “traditions” in design.

**Transfer of Development Rights (TDR)** - A process consistent with New York State Town and Village Law by which development rights on land may be transferred from one lot, parcel, or area of land in a defined “sending” district to another lot, parcel, or area of land in one or more “receiving” areas. Sending districts are designated areas of land where limiting development is desirable. Receiving districts are designated areas of land where additional or more intensive development is acceptable or desirable.



# Appendix

## A. Visual Preference Survey™

A community-wide Visual Preference Survey, or charette, was conducted by Nelessen Associates as an integral component of the Downtown Strategy on March 6, 1999. The complete results of that Survey are contained in the Central Place Strategy report.

Over 200 Warwick residents came together to share their vision regarding the future of the Village of Warwick. The day was organized into two segments.

During the first segment, residents completed a Visual Preference Survey™ administered by A. Nelessen Associates. The survey provided an analysis of existing conditions and allowed residents to express their responses and preferences for future site planning, streetscape, visual impacts and architectural design standards in a manner that could be rated and quantified.

Photographs of both familiar sites in the Village and of building styles, open space and streetscapes from other communities were shown to the audience and each member was asked to rate on a scale of -10 to +10 1) whether he liked the image, and 2) if the image is appropriate to Warwick. The highest rated images, along with other positively rated images provide a consensus of how the community would like to see Warwick develop in the future. The survey was divided into sections pertaining to

- Public space
- Pedestrian realm
- Street furniture
- Streets
- Mobility
- Building types
- Parking

During the second portion of the Visioning Day, the participants were divided into groups and provided with large maps clearly showing the footprint of existing buildings, streets, driveways, Wawayanda Creek and the railroad. Each group as asked to identify existing shopping areas, potential areas for new infill retail development, important open space, sidewalk improvement areas and potential locations for a parking structure, post office, library , farmers' market and a 40,000 sq. ft. supermarket.

The results of the Visioning Day exercise were interpreted by Nelessen Associates as follows:

- \* The community values, as demonstrated by consistently highest ratings, areas which combine both historic value and green-space.
- \* Warwick values open space which received the second highest rating
- \* Third in importance was public space where community members can meet and congregate easily.
- \* Traditional buildings with facades on the sidewalk and parking in the rear are preferred, especially when intermingled with small public green spaces.
- \* Landscaping on streets and in public parking areas (visual screening) is important to the community.

Lowest ratings were given to:

- \* Those areas which had narrow sidewalks, no landscaping,
- \* Large footprint strip malls with visible parking lots,
- \* The DOT mandated painted crosswalks on Main St.
- \* Areas which have a high degree of "visual clutter."