

VILLAGE OF WALDEN COMPREHENSIVE PLAN

VILLAGE OF WALDEN, NEW YORK



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GEOGRAPHIC INFORMATION SYSTEMS MAPPING

Geographic Information Systems (GIS) maps were prepared by the Orange County Planning Department.

VISION STATEMENT

This *Comprehensive Plan* for the Village of Walden looks to define the attributes that give Walden its unique sense of place, including its place within the region, and to provide a clear vision for guiding future growth and development in a manner that respects the Village's character, so that its unique sense of place within the region is enhanced, its historic, cultural, and natural resources protected, and its social and economic vitality ensured for years to come.¹

¹ For the purposes of the Walden Comprehensive Plan, the following definitions are provided to further clarify the Vision Statement:

Community Character - Those attributes of the Village of Walden that make it unique in terms of its natural resources, built environment and its population. *Unique Sense of Place* – Locally special attributes, which differentiate the Village of Walden from other communities as expressed in its historic structures, public squares, civic and cultural resources and natural environment. *Quality of Life* – A statement that summarizes perceptions about physical, social, health, economic and environmental features of life. It is a composite measure that integrates many considerations about life, and is usually qualitative, not quantitative. Quality of Life is therefore a contextual concept, having no independent or absolute value. It is a statement about the relative well-being of an individual or group – in this case the Village of Walden.

TABLE OF CONTENTS
VILLAGE OF WALDEN COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

Chapter 1 - Introduction..... 1
Chapter 2 - Historical & Regional Context..... 3
Chapter 3 - Population & Housing..... 8
Chapter 4 - Natural Resources..... 16
Chapter 5 - Transportation..... 32
Chapter 6 - Cultural & Historic Resources..... 43
Chapter 7 - Open Space & Recreation..... 53
Chapter 8 - Community Services..... 61
Chapter 9 - Land Use Regulations..... 69
Chapter 10 - Plan Implementation..... 82

Appendix A: Park Master Plans

Maps:

Reference Map..... 8
Slope Map..... 17
Water Resources Map..... 19
Soil Map 23
Soil Groups 24
Roadway Classification..... 33
Open Space & Parks..... 54
Water System..... 65
Land Use..... 70
Zoning 72

CHAPTER 6.0 CULTURAL & HISTORIC RESOURCES

Walden's unique sense of place is defined, in large part, by its cultural and historic resources. This Chapter provides a brief description of those resources along with recommendations for enhancing and protecting these resources in the future.

6.1 Cultural Resources

The Josephine-Louise Public Library is an important cultural resource within the Walden community. The library is centrally located and within walking distance of two local schools and most residents. It services a population of over 5,000 students from eight area schools.

The library is open to the public from 10:00 AM – 8:00 PM on Monday, Tuesday and Thursday; from 10:00 AM to 6:00 PM on Wednesday and Friday; and from 10:00 AM to 2:00 PM on Saturday. The library is closed on Sundays.

In 1994, the library was restored to its original Georgian style with spacious open area with high palladium windows, a circular balcony and homey fireplace. Three former meeting rooms of the fire department were also incorporated into the library providing additional space for the library. The total net area of the library is 4,420 square feet.

Presently, the library occupies the first and second floor of the east wing of the Municipal Building and has its own separate entrance facing Schofield Street. The first floor accommodates new bestsellers, adult and young adult fiction, books-on-tape and videos. A spiral staircase leads to the second floor library.

The balcony displays magazines and newspapers and provides reading area. The second floor accommodates the Children's, Non-Fiction, Reference sections and the Director's Office. In 1991, the *Marie E. Crist Local History Section* was established to house local materials and rare history books.

The library includes a permanent collection of contemporary and classic books. Its permanent collection is supplemented by the Library's participation in the Ramapo-Catskill Library System, which allows residents to borrow books from 47 libraries in Orange, Rockland, Sullivan and Ulster counties. The library also provides public access to computers with Internet access along with video and audio books. The library is a free *WiFi* hotspot, which enables residents to gain Internet access free of charge.

Throughout the year, the library host cultural events including story time for children, afternoon at the movies, continuing education programs on gardening and group book discussions. *The Josephine-Louise Public Library is in many ways the cultural center of the Village of Walden.*



Above (top to bottom): The Josephine-Louise Public Library was originally established as a circulating library club in 1896 and was Chartered by the NYS Regents Department in 1900. The Public Library opened March 1, 1901 and was subsequently incorporated in 1910. The library has been housed at its present location since 1916.

The Library Board's three-year plan includes the following goals, which are supported by reference in this Comprehensive Plan:

- Continue to provide state-of-the-art technological resources;
- Continue to replace outdated reference materials;
- Continue to support local artists through cultural events and art displays;
- Enrich Children's Reading Programs;
- Provide literacy training and implement on-going tutoring program in literacy;
- Acquire additional computers; and
- Obtain additional space for literacy tutoring and computer services.

There are a variety of other cultural resources within Walden. The *New York School of Music* is a full-service music school with classrooms for private lessons along with studio rehearsal rooms. Established in 1988, the *Hudson Valley Conservatory of Fine Arts* is an arts education group where children and adults can receive professional training in theatre arts, voice, music and dance.

The *Big Apple Circus* has its headquarters in Walden. The Big Apple Circus provides entertainment of a classical circus, but also has dedicated outreach programs in healthcare facilities and the community. Each year, the Circus provides a community performance in the Village of Walden. Each of these institutions contribute to the cultural vitality of the community and the quality of life.

Village of Walden, New York

In addition to these cultural institutions, the Village of Walden and the Walden Community Council routinely host a variety of community events, which enhance the quality of life for local residents, while also drawing visitors to the community. Some examples include the concerts in the park, Walden Harvest Fest, Halloween festivities, Christmas Celebration and many other events held throughout the calendar year.

The Walden Board of Trustees recognizes the importance that cultural establishments can have on the community's social and economic vitality. To this end, the Village of Walden has proactively embarked on developing cultural as well as economic opportunities to transform and make Walden an entertainment venue.

There is already a Sketch Plan for the proposed placement of a 750-seat amphitheater at Bradley Park (see also Section 7.1.2 and Appendix A). The proposed amphitheater is intended to create a multi-purpose (music and performance arts) venue, which could draw a regional audience.

This Plan strongly supports efforts to expand cultural and entertainment venues in Walden in order to enhance the social and economic vitality of the community. The Village Board should work with individuals and agencies to identify appropriate locations for cultural and performing arts. The Village Board should continue to support events that draw a regional audience, such as Walden Harvest Fest, and explore the creation of other arts and entertainment venues.



Above (top to bottom): View of the New York School of Music, which is situated on Orchard Street in the heart of Downtown; contributed photo from the Hudson Valley Conservatory of Fine Arts showing dance school; and photo from the Big Apple Circus webpage showing one of their live performances. Each of these cultural institutions adds to the cultural and social vitality of the Walden community through their educational programs, performances and staff members who live and work in the Village of Walden.

6.2 Historic Resources

The Village of Walden has a variety of 19th and 20th century architectural styles, which help to define its unique sense of place. There is a renewed interest and commitment to historic preservation within the community as its civic leaders and residents have come to realize to realize the social and economic value of preservation efforts. The structures and public spaces that define Walden today reflect the values of its past. The preservation of these historic resources will help to shape the community’s values in the future.

The interest in preserving historic structures reflects the value that Walden has a unique sense of place that is worthy of preserving. *This Comprehensive Plan recognizes the importance historic preservation plays in civic pride and in stimulating the local economy and encourages efforts to list individual properties and create historic districts, where feasible to do so.*

The *National Register of Historic Places* is the United States government's official list of districts, sites, buildings, structures, and objects worthy of preservation. Today, some historic buildings within the Village are individually listed on the National Register of Historic Places.¹ Many, however, are not. There are no National or State Register *Historic Districts* in Walden. However, there are many individual buildings and areas in the Village, which are eligible for National Register listing.

A Walden Historic Survey and Report (1982) recommended three historic districts as follows: 1) Church Street, 2) Ulster Avenue and 3) West Main Street. A subsequent Historic Survey was conducted in 2006, which also supported the creation of these historic districts.

The *Church Street Historic District* would be centered on the *First Reformed Church* circa 1830. The reports noted “the quality of the homes and the early date of development give this district both architectural and settlement significance for the Village.” Architectural styles in this vicinity include: Second Empire and Greek Revival architecture. These structures remain largely intact and are without question worthy of preservation.

The proposed *West Main Street* district includes Italianate, Victorian and Queen Ann styling of architecture. The recommended *Ulster Avenue* district is comprised of architectural styles reflecting the early years of the industrial revolution, including Greek Revival, Italianate detail, Victorian, Federal, Dutch Colonial, Colonial, Eastlake, and Eastern Stick.

The 19th Century *Rider-Ericsson Company Building* and the *Wooster Manufacturing Company Buildings* near Railroad Avenue should also be considered for historic building designation. Each of these buildings are significant to the history of Walden and would be eligible for individual listing on the State or National Register of Historic buildings.



Above (top to bottom): View of the First Reformed Church at the corner of Church Street and Schofield Street circa 1830; *Second Empire style* residence on Church Street with white quoins and window hoods, which contrast the red brick, circa mid-1800’s; brick residence with gable roof, decorative front porch. The integrity of the historic buildings is very high and Church Street would be eligible for National Register listing.

The Village of Walden Board of Trustees adopted a set of *Design Guidelines* for the Downtown, which provides standards to following in the renovation of historic building facades within the business district along with guidelines for the design and placement of new buildings. The Village has also adopted Design Guidelines entitled “*A New Traditional Neighborhood at Railroad Place,*” which also provides general criteria to follow in the renovation of historic building in the vicinity of Railroad Avenue along with standards for the design and placement of new buildings.

Presently, the Village does not have land use regulations that address exterior alterations to historic structures outside of Downtown or the Mixed Use Zoning District surrounding Railroad Avenue. Although the Village of Walden has several residential neighborhoods, which are eligible for listing on the National Register of Historic Places, there is nothing in the way of standards to guide exterior alterations to historic residential properties. If the Village is to retain its unique sense of place in the future, some consideration of protecting the integrity of its historic properties through guidelines or historic district designation should be considered.

This Plan recommends the Village Board initially develop a set of voluntary *Historic Preservation Guidelines* to guide the homeowner decisions with respect to exterior alteration to their homes and to help building owners better understand historic preservation techniques.

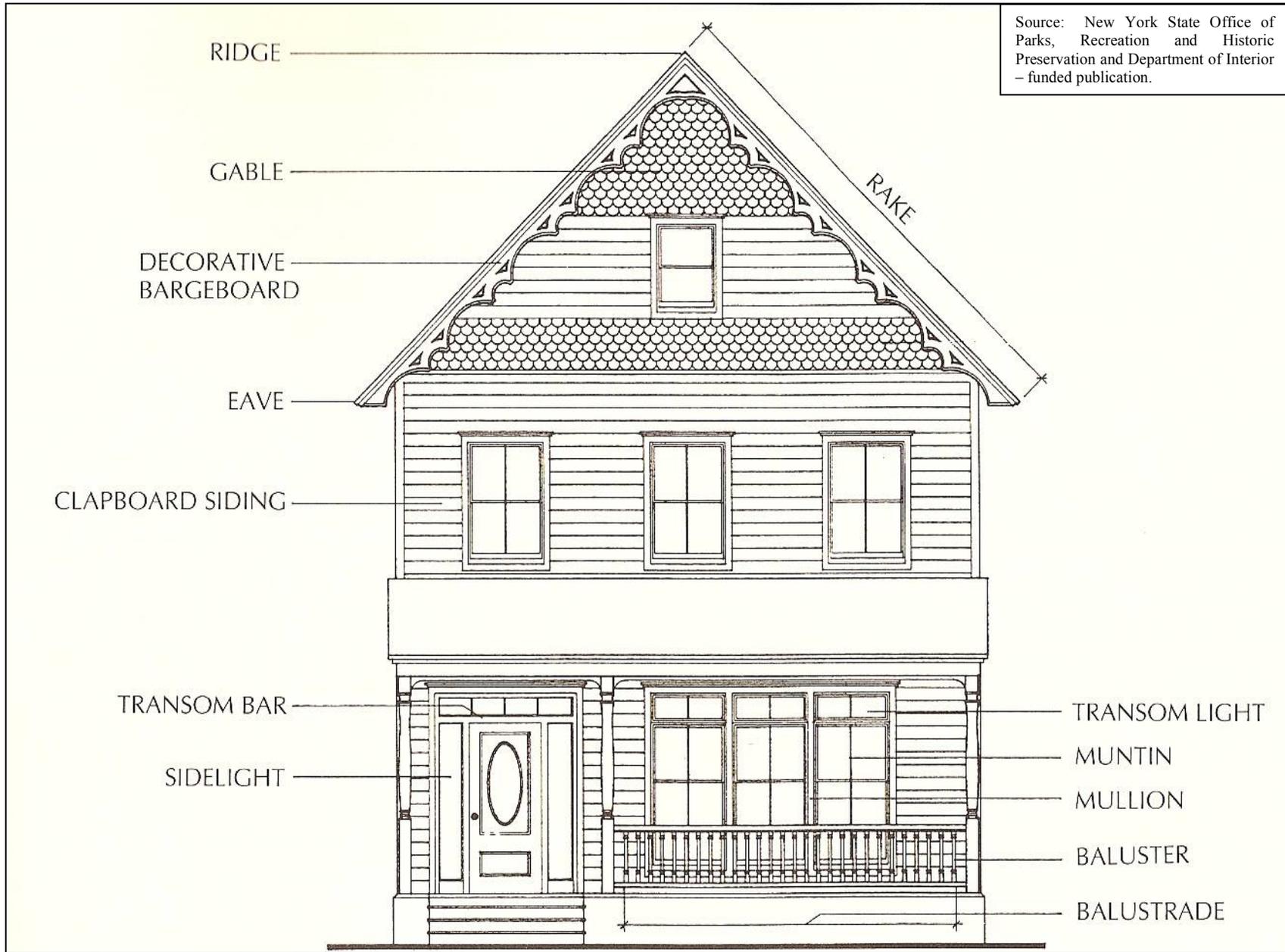
The guidelines would outline the principles of design and preservation, homeowners and business owners could use when they are evaluating proposed changes to historic buildings. The guidelines would describe the types of renovations, which are appropriate and specify the appropriate types of building materials to be used in building renovations. It would also describe the architectural elements to be preserved (see illustration on Page 47).

Guidelines will help to take the ambiguity out of the decision-making and ensure consistent quality of historic property renovations within the Village of Walden. Over time, these efforts will help to preserve the integrity of the historic buildings and enhance property values as buildings are renovated and the historic integrity of neighborhoods and business areas are enhanced. The creation of a set of *Historic Preservation Guidelines* is but one measure the Village Board can employ to protect the integrity of historic houses and commercial buildings within the community.

As restoration efforts within the Village of Walden take hold, the Village Board should consider the creation of a separate Architectural and Historic Review Board (AHRB) that would be charged with the review of proposed exterior renovations of structures within designated historic districts. One advantage of having an AHRB is that its sole purpose would be to review proposed renovations and/or new construction within historic districts.



Above (top to bottom): View of Rider-Ericsson Company (aka Package Lighting Building) circa late 1800’s, looking south from Grant Street; view of workers housing along Railroad Avenue and view of Wooster Manufacturing Company (aka Nelco Building) circa 1876. Each of these buildings appears to be eligible for listing on the State or National Register of historic buildings and perhaps district designation.



The creation of an Architectural Historic Review Board (AHRB) would require the adoption of a Local Law by the Village Board. An AHRB would help to ensure the design of new buildings complemented the historic character of the Village rather than detract from it. *Whether or not an AHRB is established, it is recommended that the scope of design review be expanded to include the review of exterior renovations or new construction in all business districts.*

Long-term, the Village Board could work with property owners to seek the creation of a National Register-designated Historic District.ⁱⁱ The National Register listing symbolizes the importance of these areas and property owners in the districts are eligible for a 20% investment tax credit for the “certified rehabilitation of income-producing certified historic structures.”

6.2.1 General Historic Preservation Guidelines

In general, the original architectural elements of a building (including type of materials used) are what give the building its historic significance.

The following guidelines should be followed:

Respect Original Architecture of the Building.

- Determine which elements are essential to its character and preserve these; and
- Avoid masking over original materials.

Avoid removing or altering any historic material or significant architectural features or adding materials, elements or details that were not part of the original building.

- Rehabilitation work should preserve and retain original wall and siding materials; and
- Details such as decorative millwork or shingles should not be added to buildings if they were not an original feature of that structure.

Maintain existing architectural elements of the historic building.

- The best preservation technique is to maintain historic features from the outset so that intervention is not required. Use treatments such as caulking, limited paint removal and reapplication of paint and rust removal;
- Repair only those architectural features that are deteriorated;
- Only replace those features that are beyond repair or missing; and
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using National Trust Preservation Standards.

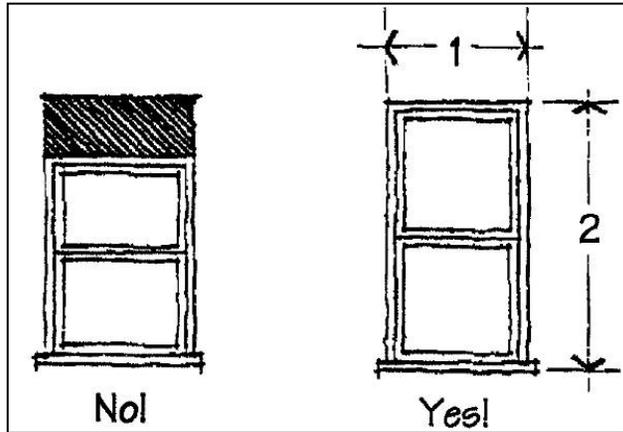
The original window openings, muntin and mullions should be preserved where feasible.

- Do not block down the original window openings to accommodate a stock window that does not fit the building;



Above (top to bottom): Walden House, circa early 1700’s, which was built upon 1,000-acre Gatehouse Patent purchased by Jacob T. Walden; Octagon House between Maple and Orchard Street; and nicely preserved workers row houses along Walker Street. The Walden House is on the National Register of Historic buildings and the other buildings are eligible for listing on the National Register.

- Where windows have previously been blocked down, allow replacement windows that will fit the original opening.
- Retain original window style when replacement is necessary.



Original building materials should be preserved and should not be covered with synthetic materials.

- Avoid removing siding that is good condition or that can be repaired;
- If portions of the wood siding must be replaced, be sure to match style and lap dimensions of the original;
- New building permit applications to install vinyl or aluminum siding should be prohibited; and
- Deteriorated architectural features should be repaired rather than replaced, whenever possible.

6.2.2 *Preservation Policies Adjacent Areas*

Presently, the Planning Board is only authorized to review exterior alterations to historic properties that lie within the Downtown or the Mixed Use MX-District. It does not have the authority to review extensive changes in the exterior design or appearance of any existing structure or new construction in or adjacent to these designated districts.

The Planning Board should also be authorized to consider the appropriateness of exterior alterations or new construction that is within *line-of-sight* of Downtown, MX-District and/or individually listed National Register properties to prevent inappropriate changes, which would diminish the integrity of any property listed on the State or National Register of historic places.

The Village Board should also encourage property owners to voluntarily employ generally accepted historic preservation techniques when performing exterior renovations on their properties.

To this end, a pamphlet should be created to help residents better understand measures they can voluntarily employ to retain the historic character of their homes. The Village Board of Trustees should also explore opportunities to secure grants to encourage property owners to do renovations in a manner that will protect the integrity of their homes. It should also raise awareness of the Historic Tax Credit program.

“THE PLANNING BOARD SHOULD BE AUTHORIZED TO CONSIDER THE APPROPRIATENESS OF EXTERIOR ALTERATIONS TO HISTORIC BUILDINGS AND/OR NEW CONSTRUCTION THAT IS WITHIN *LINE-OF-SIGHT* OF INDIVIDUALLY LISTED NATIONAL REGISTER HISTORIC PROPERTIES SINCE INAPPROPRIATE CHANGES THAT CAN BE SEEN FROM THESE BUILDINGS CAN ALSO DIMINISH THEIR INTEGRITY.”

COMPREHENSIVE PLAN COMMITTEE

6.2.3 Other Preservation Policies

The Village can strengthen its preservation goals by becoming a state-designated *Certified Local Government* (CLG). The CLG program supports and strengthens local preservation activities by encouraging communities to develop an action plan in order to achieve their preservation goals. In New York State, the NYS Office of Parks, Recreation and Historic Preservation administer the CLG program.

The Village can be a CLG, once the SHPO determines that it meets state and federal standards, which include having enacted appropriate preservation legislation and appointed a qualified preservation review commission. Approvals are forwarded to the National Park Service for certification. All certified CLGs are eligible to receive a variety of services from the SHPO, including:

- Grant money designated exclusively for CLG projects. SHPO makes grant awards through the CLG program;
- Membership in a national CLG network;
- Technical preservation assistance and legal advice;
- Direct involvement in SHPO programs, such as identifying properties that may be eligible for listing in the State and National Registers of Historic Places;
-

- Training opportunities that will enable communities to protect their historic resources and integrate them into short and long-term planning initiatives; and
- Ongoing support from the NYS Office of Parks, Recreation and Historic Preservation.

The CLG program could further the Village’s preservation efforts by bringing needed dollars and technical expertise. It is recommended that the Village give further consideration to pursuing Certified Local Government designation.

The Village has a number of significant historic resources and has taken important steps to preserve these resources. It is recommended that the Village strengthen these efforts by implementing the policies, which are outlined above. Doing so will help to protect the Village’s historic resources for future generations and also enhance the integrity of its existing historic properties.



Above (top to bottom): View of home on along northern portion of NYS Route 208; view of stately home with wrap-around porch as seen from Ridge Avenue and nice brick home on Maple Street. Each of these homes appear to be eligible to be listed on the State or National Register of Historic Places and could also be part of a designated district with neighboring properties.

6.3 Summary of Recommendations

Continue to support the Josephine-Louise Public Library and keep this cultural institution in its presently location in the heart of the Downtown. The library is an important cultural institution and anchor for the Downtown Business District.

Work with local cultural institutions to help them grow within the community. Support institutions as they seek foundation support and work with local chambers and business organizations to promote these institutions to residents.

Expand cultural and entertainment venues in Walden in order to enhance the social and economic vitality of the community. The Village Board should work with individuals and agencies to identify appropriate locations for cultural and arts venues.

Continue to support events that draw a regional audience such as Walden Harvest Fest, Farmer’s Market, Soap Box Derby, Halloween Christmas Celebration and Winter Carnival. The Village Board should continue to work with local organizations to support such events.

The Village Board of Trustees and Recreation and Parks Department should coordinate with State agencies and local not-for-profit entities to secure funding for the construction and operation of new arts and entertainment venues.

Develop a set of voluntary Historic Preservation Guidelines for local residents. These would guide homeowner decisions with respect to exterior alteration to their homes and them better understand historic preservation techniques. Restoration techniques, appropriate window treatments and a list of pre-certified contractors and vendors that are trained in historic preservation work could also be provided.

Pursue National Register Historic District Designation of Districts Identified in 1982 and 2006 Historic Surveys. Reach out to gain building-owner support for such efforts.

Grant the Planning Board with the authority to consider the appropriateness of exterior alterations or new construction on properties within line-of-sight of the individually listed National Register properties. Inappropriate changes to existing buildings or the construction of new buildings that can be seen from the historic district or National Register buildings can diminish their integrity.

Support grant applications for funding through the NYS Office of Parks Recreation & Historic Preservation. Provide support letters to landowners who are seeking State or federal grants for historic preservation purposes.

Support the individual listing of properties on the National Register of Historic Places. Provide letters of support to homeowners who are seeking State or National Register listing of the properties.



Above (top to bottom): View of Downtown mixed use buildings on Main Street; view of recently renovated Millspaugh Furniture store on Main Street with new upper cornice and large display windows; and view of renovation in progress for a new business to be called “Sweet Sensations By Sue”. Each of these appears to be eligible to be listed on the State or National Register of Historic Places. These photos illustrate renovations, which respect the original architecture of each building.

6.4 Funding Sources

There are a variety of funding sources that are available to help fund these efforts. A summary of some of the more likely sources of funding is provided below.

New York State Council of the Arts (NYSCA)

NYSCA makes over 2500 grants each year to arts organizations in every arts discipline throughout the state. NYSCA's goal is to bring high-quality artistic programs to the citizens by supporting the activities of nonprofit arts and cultural organizations. www.nysca.org

Federal Investment Tax Credit Program for Income Producing Properties

Owners of income producing real properties listed on the National Register of Historic Places may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties. The final dollar amount is based on the cost of the rehabilitation; in effect, 20% of the rehab costs will be borne by the federal government. The work performed (both interior and exterior) must meet the Secretary of the Interior's Standards for Rehabilitation and be approved by the NPS. <http://nysparks.state.ny.us/shpo/tax-credit-programs.gov>

NYS Historic Homeownership Rehabilitation Tax Credit

Rehabilitation work on historic residential structures may qualify for a tax incentive. The credit will cover 20% of qualified rehabilitation costs of structures, up to a credit value of \$25,000. Houses must be an owner-occupied residential structure and be individually listed on the State or National Register of Historic Places, or a contributing building in a historic district that is listed on the state or National Register of Historic Places. In addition, the house needs to be located in a "distressed" census tract, defined as "targeted areas" under Section 143 (J) of the Internal Revenue Code. The project must spend at least 5% of the total on the exterior work and be approved by OPRHP prior to start of construction.

CHAPTER 7.0 OPEN SPACE & RECREATION

The Village of Walden is unique in its very distinct edge between the “village” and “town.” This distinctive edge is defined, in part, by the dense development pattern within the Village, which stands in contrast to the rural development on its edge. Walden’s parks, public lands, institutions and open space, which is situated on the edge of the community, also help to define this distinctive edge. As you approach Walden, there’s a clear sense of arrival. This distinctive edge helps to provide an exceptional sense of place and is worthy of preserving. *A primary goal of this Plan is to maintain the distinct edge of the Village of Walden.*

Another goal of this Plan is to encourage the preservation, protection and enhancement of Walden’s open space, parks, and recreational facilities. Numerous studies have shown the presence of abundant and publicly accessible open space and parklands increases community property values while contributing to economic growth by attracting new residents.

The Village of Walden manages seven public parks and offers a variety of recreation programs. In total, nearly 145 acres of land is designated as public parkland. This represents 11.25% of the Village land area of two square miles. A list of the Village’s parks follows along with the amount of parkland in each.

Village of Walden, New York

Park	Acres
Alfred Place	0.23
Bradley Park	34.20
James Olley Park	98.90
Maple Street Boat Launch	1.20
Martin Besdesky Playground	0.44
Veterans Memorial Park	0.70
Wooster’s Grove Park	9.40
Total	144.44

Walden is unique in that many of its public parks are linked to its densely developed residential areas by an extensive sidewalk system. The recent addition of the *Walden-Walkkill Rail Trail* and other walking trails have improved the linkage to the existing park system, while increasing the variety of outdoor recreational opportunities available to residents and visitors.

There are several types of open space and recreational resources, which need to be protected to preserve Walden’s sense of place. These include the preservation of *natural feature* open space such as riparian zones along stream corridors, wetlands and wildlife habitat (see Chapter 4.0). These also include the protection and expansion of Walden’s park and trail system. The following is a brief description of Walden’s parks along with policies to preserve open space and expand recreational opportunities.



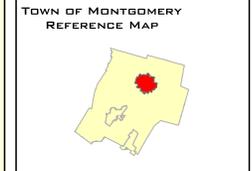
Above (top to bottom): Handicap accessible entrance to Walden-Walkkill Rail Trail leading up to Woodruff Street; Children’s Playground in Wooster’s Grove Park, which was completed through volunteer grassroots effort led by the Walden LDC; and view of baseball field at Bradley Park. The Village of Walden has an extensive public park system, but still has a need to expand recreational facilities to meet its growing population.



**VILLAGE OF WALDEN
PARKS &
RECREATION MAP**

LEGEND

- Interstate
- Federal Highway
- State Route
- County Road
- Local Road
- Active Open Space
- Passive Open Space
- Parks
- Municipal Boundary
- Active
- Inactive



SCALE: 1" = 900 FEET

**ORANGE COUNTY
WATER AUTHORITY**
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 GOSHEN, NY 10924
 TEL: (845) 294-9533
 FAX: (845) 294-9712
 WWW.DCWAGIS.ORG
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 021304-2321

DISCLAIMER: THIS MAP IS A PRODUCT OF THE ORANGE COUNTY WATER AUTHORITY GIS DEPARTMENT. THE DATA DEPICTED HERE HAVE BEEN DEVELOPED WITH EXTENSIVE COOPERATION FROM OTHER COUNTY DEPARTMENTS, AS WELL AS OTHER FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES. ORANGE COUNTY AND OCWA MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA, BUT RATHER, PROVIDE SAID INFORMATION AS IS. ORANGE COUNTY AND OCWA EXPRESSLY DISCLAIM RESPONSIBILITY FOR DAMAGES OR LIABILITY THAT MAY ARISE FROM THE USE OF THIS MAP.

7.1 Walden’s Park System

The Village of Walden Recreation and Parks Department provides parks, facilities, and recreational programs to meet the needs of the Village residents. The Department operates and maintains seven (7) public parks, which offer a wide range of passive and active recreational opportunities for local residents (see Map 7-1). The Village Board, in conjunction with the Department, is presently planning improvements to its park system. What follows is a brief description of each park, along with a discussion of proposed improvements.

7.1.1 Alfred Place Park

Alfred Place Park is the smallest of the Walden’s parks and is comprised of 0.23 acres of land. Though small, this park is important to the community in that it is the only active recreation park situated on the west side of the Wallkill River. Alfred Place Park contains a children’s playground and half basketball court. Proposed improvements call for the construction of full outdoor basketball court at this park.

7.1.2 Bradley Park

Bradley Park consists of 34.2 acres and is situated in the northern portion of the Village. Bradley Park contains five baseball/softball fields, two tennis courts, a children’s playground, skate park and picnic tables. Soccer and tennis programs are offered at this park.

The Walden Recreation and Parks Department has developed plans for the enhancement of the recreational facilities and other public amenities at Bradley Park. The proposed improvements include: replacement of a tire playground with new children’s playground; construction of new restroom facility, creation a new off-street parking lot, creation of new *outdoor community theater* with seating for up to 750 persons; along with a series of scenic walkways, which will provide views and access to the Wallkill River.

The proposed improvements are intended to transform this park into a multi-purpose recreational and cultural destination with an integrated system of natural, passive, active and linear recreation areas; along with cultural amenities, to serve a broader range of community interest and needs. Public access to the Wallkill River for fishing, boating and kayaking should also be considered at this park.

7.1.3 James Olley Community Park

James Olley Community Park is Walden’s largest public park with a land area of 98.90 acres. Presently, the park contains a lakeside beach for boating, fishing and swimming, paddle boats, a waterslide, two children’s playgrounds, a playfield, sledding hill, nature trails, a pavilion, two gazebos and picnic tables and grills. The Village’s Summer Recreation Program and Summer Playground Program, which run from July through August, occur here. There is room to accommodate more facilities in this park.



Above (top to bottom): View of Alfred Place Park from Harvard Drive showing children’s playground and basketball court; view of one of Bradley Park baseball fields; and view of Most Precious Blood Regional Catholic Elementary School, which abuts Bradley Park along Bradley Lane. The Village’s parks and institutional open space help to define a distinctive edge to the Village of Walden, which gives it a unique sense of place.

The Walden Recreation and Parks Department has a Master Plan for the enhancement of the recreational facilities at James Olley Community Park. The Plan calls for the a new community and senior center, comfort station, expansion of trail system within the passive portion of the park on the east side of the lake and provision of additional off-street parking areas.

7.1.4 Maple Street Boat Launch

The Village of Walden owns a 1.2-acre parcel of land on the eastern shore of the Wallkill River with access from Maple Street. There is a parking lot that can accommodate 20 vehicles along with a boat ramp at this location, which allows residents to obtain access to the Wallkill River, where they can boat, canoe, fish or kayak.

There is sufficient land area at this location to accommodate additional passive recreational amenities such as floating docks, picnic areas or scenic overlooks. However, much of the land within the park lies within the riparian zone of the Wallkill River, which must be taken into consideration in the planning of future improvements to this public park.

7.1.5 Martin Bedesky Playground

Martin Bedesky Park consists of 0.44 acres and contains an existing children’s playground. The park is situated in the southernmost portion of Walden off of Pond Lane. Only playground improvements are planned for this park.

7.1.6 Veterans Memorial Park

This 0.70-acre pocket park is situated on the southern banks of the Wallkill River just north of Cliff Street. The park contains a flagpole, benches, commemorative brick pavers provided by local residents and a scenic overlook with views of the Wallkill River upper and lower falls. This is a passive public park with little area to add recreational amenities.

7.1.7 Wooster’s Grove Park

This 9.4-acre park is in the east central portion of Walden, just south of NYS Route 52. While modest in size, Wooster’s Grove contains the greatest variety of recreational facilities of any park. These include the *John H. Howland Youth Center*, basketball courts, ice skating rink, picnic tables, [barbeque grills](#), shuffleboard court, and Walden-Wallkill Rail Trail Welcome Center.

Many recreational facilities in the park were completed through volunteer efforts of local residents and organizations. These include the *Walden Rotary’s Bandstand* and the *Community Playground*, which was completed by the Local Development Corporation and local volunteers.

Programs available at the park include adult gymnasium, after school programs, basketball league, exercise classes, indoor soccer, mom & tot playgroup, outdoor summer concerts and a teen center. The recreational programs offered at this park serve an important community need.



Above (top to bottom): View of Veteran’s Memorial Park, which is situated on the west bank of the Wallkill River; view of beach and water slide at James Olley Park; and view of bandstand at Wooster’s Grove Park with youth center and Walden Train Station Building in the background.

Wooster’s Grove Park sustained considerable flood damage during the arrival of Hurricane Irene in the late summer of 2011. Many of the park buildings and recreational amenities were under water. The new Youth Center was inundated - with floodwaters rising to a level of four feet inside the building.

Most of the parks in Walden lie outside the 100-year floodplain. However, Wooster’s Grove Park is situated entirely within the 100-year flood of the Tin Brook and the recent severity in flooding point to the need to reassess where certain prominent recreational buildings should be situated within the Village’s park system.

This Plan supports continued use of the existing recreation buildings and facilities at Wooster’s Grove Park. However, these facilities should not be replaced at this location should future flooding require their removal. If this occurs, these facilities should be relocated to either James Olley Park or Bradley Park, where they can be safely placed outside of the floodplain.

7.2 Recreational Needs

The National Recreation and Parks Association (NRPA) established standards and development guidelines for community parks and recreational needs. These are based upon population size and are used to help communities plan for future needs. Walden meets NRPA standards for many recreational facilities listed in Table 7-3, but not all and there is still a growing need for parks.

Table 7-2 Recreational Demand - Village of Walden			
Facility Type	Standard per 1000 persons	Need (acres)	Provided
Neighborhood Park	1 acre	7	10.07 acres Alfred Place Martin Bedesky Wooster’s Grove Park
District Park With restrooms, playfields, tot lots, winter activities.	2 acres	14	133.1 acres Bradley James Olley
Field Games	3 acres	21	34.2 acres
Tennis Courts	½ court	3.5	2 courts
Basketball Courts	½ court	3.5	2.5
Baseball	1 per 5000	1.5	5 fields
Soccer	1 per 10,000	1.0	0
Swimming pool	1 per 20,000	< 1	0
Trail	1 per region	1	Rail Trail

Walden meets the minimum NRPA standards for baseball fields but it does not presently have a soccer field. It is recommended the Master Plans for Bradley Park and James Olley Community Park incorporate the provision for a *multi-purpose field*, which could accommodate soccer, field hockey, track and football. While the demand for such facilities might not be there today, this could change in the future as these sports gain in popularity. The Village should also seek input from the Valley Central School District to assess recreation needs of its students.



Above (top to bottom): Children ice skating at Wooster’s Grove Park; view of James Olley Park pond, which offers passive recreational opportunities; and view of Walden Community Playground at Wooster’s Grove Park. Walden offers recreational opportunities for all ages and for all seasons.

Photos: These photos provided by Recreation and Parks Department.

Between 2000 and 2010, the population in Walden increased from 6,164 persons to 6,978 persons, a 13.2% increase. In one decade, the Village needed to provide recreational services for an additional 814 residents. It was able to do so, in part, because of an existing policy requiring developers to contribute a *payment-in-lieu-of-parkland* fee to mitigate impacts associated with an increase in the demand for recreational services.

The *payment-in-lieu-of-parkland* fee is based on the number of units within a proposed development and may include off-sets in instances where the developer provides certain open space or recreational amenities on-site. The *payment-in-lieu-of-parkland* fee is then set-aside in a special reserve fund to be used solely for parkland improvements.

Without the *payment-in-lieu-of-parkland* fee, it is unlikely to the Village of Walden would have been able to provide the recreational facilities needed to serve its growing population. *This Plan strongly supports the requirement that developers contribute a payment-in-lieu-of-parkland fee to help the community to meet its growing recreational needs.*

As the few large tracts of land in Walden are developed, the Planning Board should encourage development that affords the opportunity to preserve some open space. By this we mean, the provision of open space should be viewed as part of the overall development process.

In recent years, the Planning Board has approved single-family and multi-family developments that include the provision of conservation lands. Looking ahead, opportunities to provide new open space or expand existing open spaces should be encouraged through the development review process.

Table 7-3 Recreational Facilities - Village of Walden	
Park	Facilities
Alfred Place	Basketball Court (1/2) Children's Playground
Bradley	Baseball/softball fields (5) Tennis Courts (2) Skateboard bowl (1) Children's Playground Picnic Tables (3)
James Olley Community	Children's Playground Pavilion/Gazebo Picnic tables (10) grills (3) Fishing pond Volley Ball Court Nature Trail Beach with swimming
Maple Street	Parking Lot and Boat Launch
Martin Besdesky	Children's Playground
Veterans Memorial	Flagpole, benches and scenic overlook
Woosters Grove	Recreation Building/Office Basketball Courts (2) Picnic Tables (10) Shuffleboard Court (1) Ice Skating Rink (60'x40') New Youth Center w/ - Interior Basketball Court - P/T Youth Activity Director Children's Playground Teen Center Walden-Wallkill Rail Trail Welcome Center

“THIS PLAN STRONGLY SUPPORTS THE REQUIREMENT THAT DEVELOPERS CONTRIBUTE A *PAYMENT-IN-LIEU-OF-PARKLAND FEE TO HELP THE COMMUNITY MEET ITS GROWING RECREATIONAL NEEDS.*”

COMPREHENSIVE PLAN COMMITTEE

7.3 Summary of Recommendations

This Plan recognizes the need to encourage quality development, but also understands that such development must be balanced with protection of open space and the provision of recreational resources to meet the growing needs within the community. The following policies are proposed protect and enhance the Village’s open space and recreational resources.

7.3.1 Open Space Protection

Promote the preservation of open spaces near the municipal boundary to help maintain the distinctive edge of the Village of Walden. Through the development review process, encourage the preservation of open space near the municipal boundary line. With respect to the Village’s parks, maintain open space buffers along the municipal boundary, where parks abut the boundary line.

Utilize parks and other open lands, institutions, the Walden-Walkill Rail Trail and the preservation of natural features to form a well-defined edge around the Village. Several of the Village’s parks are situated on the municipal boundary as are institutions such as the Most Precious Blood Regional Catholic Elementary School, which abuts Bradley Park along Bradley Lane. The riparian zones along the Walkill River and Tin Brook also help to define the unique edge of the Village. Where feasible to do so, these features should be preserved.

Promote development, which contributes to the protection or expansion of open space. Through the development review process, the Planning Board should look for opportunities to refine development plans in a manner that provides for some open space. This can be in the way of common areas, buffer zones or the dedication of land for parkland.

Support efforts to conserve agricultural lands on the edge of the Village through the purchase-of-development-rights (PDR) program. The New York State Agriculture and Markets PDR program has already been successfully utilized to purchase development rights from farmers in the Town of Montgomery. A number of these farms are near the municipal boundary and their preservation helps to maintain the unique edge of the Village of Walden.

7.3.2 Recreational Resources

Continue with timely implementation of the Village of Walden Recreation and Parks Department’s recommendations for parkland improvements as reflected in the Master Plan for the Village’s Parks. As cited in Section 7.2, the Walden Recreation and Parks Department has prepared Master Plans, which illustrate proposed capital improvements to Walden’s public parks. These improvements are in response to growing community needs and should continue to be a priority for systematic implementation by the Village Board. The Master Plans for each park are provided in Appendix A.

“PROMOTE THE PRESERVATION OF OPEN SPACES NEAR THE MUNICIPAL BOUNDARY TO HELP MAINTAIN THE DISTINCTIVE EDGE OF THE VILLAGE OF WALDEN.”

COMPREHENSIVE PLAN COMMITTEE

Require developers to contribute a payment-in-lieu-of-parkland fee to help the community to meet its growing recreational needs. Walden has existing legislation, which requires a payment-in-lieu-of-parkland fee to help mitigate the potentially significant adverse impacts a development would have on the communities park system. The Planning Board, through the environmental review process, should document the potential adverse impacts and cite appropriate mitigation measures.

Pursue intermunicipal agreements and/or public/private partnerships to meet growing recreational needs of the community. For example, the Village Board could reach out to the Most Precious Blood Regional Catholic Elementary School to development a public private partnership to development athletic fields on the school site, which abuts Bradley Park. The Village Board, could also work with its neighboring communities (as it did on the Walden-Wallkill Rail Trail project) to further develop a regional trail system.

Expand waterfront access to the Wallkill River to provide for additional boating, fishing and hiking opportunities. Continue to implement proposed improvements at the Village’s Maple Street Boat site including the provision of a floating dock, trails and picnic facilities. The Village should also look for opportunities to expand access to the Wallkill River in the vicinity of Bradley Park to provide additional boating, fishing and kayaking opportunities.

Develop a system of active and passive recreational areas and facilities, which are diverse and well-utilized due to their appropriate location and design. Build upon the existing park system and systematically upgrade the facilities in these parks to meet community needs.

Provide linkages between existing open space and recreational areas. For example, utilize bikeways, trails and the protection of natural resources to tie together a system of open space.

Assess the feasibility of expanding recreational opportunities on other village-owned properties. The Village owns land on the west side of the Wallkill River at the end of McKinley Avenue. This property should be considered as a future access point to the Wallkill River. Additionally, the Village of Walden owns a large tract of land north of Valley Avenue, which contains a sewer pump station. This site abuts the Walden-Wallkill Rail Trail and may lend itself to trails and other passive creation uses.

Pursue funding for a Walden-Wallkill Rail Trail pedestrian bridge over NYS Route 52. The Village has previously applied for funding for a pedestrian bridge over NYS Route 52 to link the Walden-Wallkill Rail-Trail to Railroad Avenue. Reapply for funding to bring this project to fruition when grants are available.

Ensure new recreational buildings are situated outside of floodplain. Relocate existing facilities to higher ground when they are replaced.



Above (top to bottom): View of entrance to the Walden-Wallkill Rail Trail from Woodruff Avenue in the Village of Walden; view of rail-trail from Lake Osiris Road in the Town of Montgomery; and view of northern gateway to the rail-trail in the hamlet of Wallkill during the grand opening. The Walden-Wallkill Rail Trail involved intermunicipal cooperation. This Plan strongly supports such partnerships.

CHAPTER 8.0 COMMUNITY SERVICES

The Village of Walden provides a variety of community services to meet the needs of its residents including police, fire and ambulance protection and public works. An elected Mayor and Board of Trustees govern the Village of Walden. The Village Manager oversees the Village’s day-to-day operations while the Mayor and Board of Trustees, adopt the budget, authorize payments and establish policies.

The term “community facility” includes the physical improvements owned and maintained by a municipality on behalf of its residents. These include buildings, equipment, parkland, roads, water and sewer infrastructure and interest in other lands (such as easements). The purpose of this Chapter is to discuss the adequacy of the existing community services and facilities and to propose policies to ensure the needs of residents are provided for in the future.

8.1 Police Protection

The Walden Police Department provides police protection for the entire Village of Walden. The Police Department headquarters are located in Village Hall, occupying 1,600 sq. ft. on the first floor. The Department’s Dispatch and Control Center has local and 911 receiving and sending capabilities along with a 1930's era holding cell to detain prisoners on a short-term basis.

The necessity to provide police protection is a matter of public policy and is also based upon the public’s perception of security and their satisfaction with the response time of existing law enforcement entities.

The Walden Village presently supports a 24/7 Police Department with a full-time Chief, three full-time Sergeants, ten full-time Patrol Officers and fifteen part-time Patrol Officers. The Village is patrolled with six marked patrol vehicles, two Raleigh F500 and two Cannondale Police bicycles. There is a foot-patrol and bike-patrol that covers the Downtown from 6:00PM until Midnight. There are three full-time and eight part-time Dispatchers that operate the Police Department’s 24 hour a day Dispatch Center. On average, the Walden PD responds to 469 calls for service each month and averages 81 arrests per month. Trends in Police Department activity are provided in Table 8-1 below.

Table 8-1 Police Activity		
Year	Calls For Service	Arrest
2004	4,220	869
2005	4,748	1,075
2006	4,721	1,111
2007	4,673	977
2008	4,342	NA
2009	5,918	NA
2010	5,618	NA



Above (top to bottom): Village Hall as seen from the Municipal Square; view of 1930's era holding cell within the Police Department on the first floor of Village Hall; Village Police Officers. As the Village’s population has increased, so too has the calls for service to the Police Department. This Plan support efforts to monitor trends in police activity in order to determine future needs for service. Photos: From Village Website.

As the Village’s population continues to grow, the demand for Police Department services will likely increase. Identifying the needs of the PD will help to ensure the long-term quality-of-service for all Village residents. The following policies are recommended to ensure sufficient police services in the future.

- As part of the Village’s Capital Improvement Program, assess the facility needs of the Walden PD and Court-related facilities.
- Continue to keep records and monitor trends in police activity so that existing resources can be utilized in the most effective manner.
- Ongoing coordination with State and County law enforcement agencies to respond to community needs, while reducing the cost to provide services locally.

8.2 Fire & Ambulance Protection

There are several Fire and Ambulance companies that operate within the Village limits. The Walden Fire District covers the entire Village as well as portions of the Town of Montgomery. The Walden Fire District provides fire protection to the residents out of two stations; the main station is located at 230 Old Orange Avenue and a sub-station located at the intersection of North Montgomery and Wait Streets. Its largest fire company is located on Old Orange Avenue and has five (5) bays.

There are four fire companies within the Village limits as follows: 1) Colonel Bradley Hose Company, 2) Enterprise Steamer Company, 3) Fearless Hook & Ladder Company, and 4) Orange Hose Company. Within the Village of Walden, there are over 200 volunteers among the ranks of its four fire companies.

The Village of Walden has a well-trained volunteer fire department as well as modern fire fighting equipment. The District uses four (4) engines, one (1) ladder truck, one (1) tanker, one (1) rescue, one (1) pump truck and one (1) brush truck to accomplish fire and rescue applications. The Walden Fire District participates in the County Mutual Aid Plan with seven fire companies in the Town of Montgomery. This arrangement allows the Village fire company to summon the assistance of the other seven fire districts, if it were needed in an emergency. *This Comprehensive Plan recommends that calls for the Walden Fire District be monitored to ensure the equipment and facilities meet the needs of the Village’s growing population base.*

The Walden Ambulance Corp d.b.a. Town of Montgomery Ambulance provides basic life support services to residents in the Village of Walden. They are located at 22 South Montgomery Street on property that is owned by the American Legion. Calls for ambulance services should be monitored to determine future facility and equipment needs. Doing so will help to ensure the needs of the community are met.



Above (top to bottom): View of Orange Hose Co. No. 1; view of Colonel Bradley Hose Company No. 2 Building on NYS Route 52 on the west side of the Village; and picture of Engine 236 from the Colonel Bradley Hose Co. No. 2. Calls for fire and ambulance services should be monitored to determine what equipment and facility upgrades are needed to meet the needs of the Village in the future.

8.3 Schools Facilities

Walden lies within the Valley Central School District, which provides a high quality education to 5,082 students. The following enrollment figures include all students from Walden, Town of Montgomery, Town of Crawford, Town of Wallkill, Town of Hamptonburgh and Town of Newburgh. In recent years, enrollment in the Valley Central School District is decreasing. In 2007-08, total school enrollment was 5,082 students in K-12. In 2009-10, the K-12 enrollment had decreased to 4,853 - a 229 or 4.5% decrease.

Table 8-2 Valley Central School District Enrollment		
Secondary Enrollment	Enrollment 2007-08	Enrollment 2009-10
Elementary	2,211	2,205
MS Grade 6	392	372
MS Grade 7	396	395
MS Grade 8	393	378
HS Grade 9	463	443
HS Grade 10	414	378
HS Grade 11	401	387
HS Grade 12	392	364
Total	5,082	4,853

The *Walden Elementary School* is part of the Valley Central School District. This elementary school is located in the heart of the Village on Orchard Street. The Village is also home to the *Most Precious Blood Catholic Elementary School*, which is located on Bradley Lane in the north central portion of the Village to the west of New York State Route 208 (aka Ulster Avenue).

Table 8-2 Most Precious Blood School	
Secondary Enrollment	September Enrollment 2010
K-8	140
Total	140
The school has capacity for 300 students.	

Without question, the location of these schools in the heart of the Village - where most students can walk to school - enhances the quality of life in a community. The location of elementary school in the central business district also helps local commerce through the presence of teachers and other school employees who purchase goods and services in the Downtown.

This Comprehensive Plan strongly supports efforts to keep these educational institutions viable and to keep these facilities within the Village of Walden. The Village Board should play an active role in maintaining the viability of these institutions by regularly communicating with school boards to ensure their needs for community services continue to be met.



Above (top to bottom): Walden Elementary School on Orchard Street, Montgomery Elementary School on Union Street in the Village of Montgomery and Valley Central High School, in the Town of Montgomery. It is critically important that Walden retain an elementary school within the Village limits. This Plan supports efforts to do so.

8.4 Public Works

The Village’s Public Works Department (DPW) primary responsibility is to deliver facilities and infrastructure required to meet the needs of the community and comply with all applicable engineering standards. The Village’s DPW has twelve (12) full-time employees and one (1) part-time employee who collectively maintain the community’s water, sewer and street systems.

The Department fulfills its responsibilities through planning, design, construction, operation and maintenance of the Village’s capital projects and infrastructure, and also through plan review and permit processes to regulate and facilitate private development. The Department garage is located on Bradley Lane within Bradley Park.

Presently, the DPW has outgrown its facility on Bradley Lane. This Plan supports alternative locations for the DPW garage and its relocation out of the Bradley Park. What follows is a brief description of the Village’s water supply system.

8.4.1 Public Water

Walden presently uses five (5) production wells that draw from an underlying sand and gravel aquifer to serve its potable water needs. Today, the five (5) production wells have a capacity of 1.9 million gallons per day. The average daily water demand for the Village is 662,000 gpd. The Village maintains twenty (20) miles of water line, which are part of its water supply system.

The Village Board of Trustees has a well-established policy of supporting efforts to bring new wells on-line to meet the growing needs of the community. In recent years, these efforts have increased the capacity of the water supply system from 916,000 gpd to 1.9 million gpd.

While there is sufficient capacity to serve the community today, it is important to protect the wells from potential sources of contamination so future potable water supply needs can continue to be met. Walden’s wells are located in the Town of Montgomery where the Village does not have direct control over land use decisions, which could adversely affect its wells. In 2009, the Village completed a Wellhead Protection Report, which was sent to the Town for review.

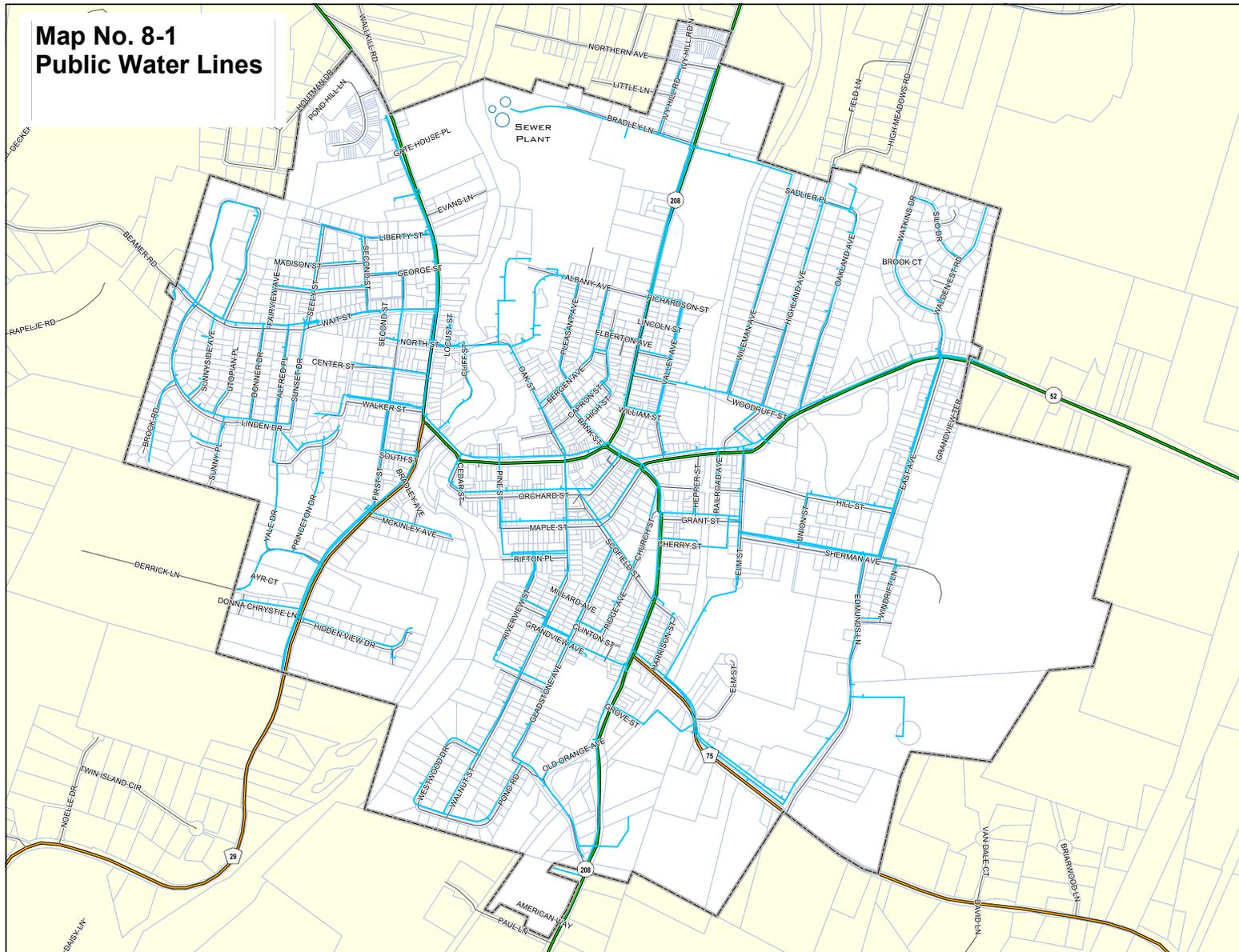
Coordination with the Town of Montgomery to implement the recommendations contained in the Village’s 2009 Wellhead Protection Report is a priority of this Plan. It is imperative that measures are put in place today to prevent contamination of the groundwater aquifer, which feed Walden’s wells. Doing so will enable the Village to provide for its potable water needs today and into the foreseeable future. It will also allow for sustainable residential and non-residential growth in the Village of Walden.

Capital improvements that are proposed for the Village’s water supply system include:

- On-going efforts to identify locations for wells on the Village’s west side.

“COORDINATION WITH THE TOWN OF MONTGOMERY TO IMPLEMENT THE RECOMMENDATIONS CONTAINED IN THE VILLAGE’S 2009 WELLHEAD PROTECTION REPORT IS A PRIORITY OF THIS PLAN.”

COMPREHENSIVE PLAN COMMITTEE



Map No. 8-1
Public Water Lines



Edward A. Diana
County Executive

**VILLAGE OF WALDEN
WATER & SEWER
INFRASTRUCTURE MAP**

LEGEND

- Municipal Boundary
- Water Pipe Lines
- Parcel
- Interstate
- Federal Highway
- State Route
- County Road
- Local Road

**TOWN OF MONTGOMERY
REFERENCE MAP**



SCALE: 1" = 900 FEET

**ORANGE COUNTY
WATER AUTHORITY**
15 MATTHEW ST.
GOSHEN, NY 10924
TEL: (845) 294-9533
FAX: (845) 294-9712
WWW.DCWAGIS.ORG
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021304~2321

DISCLAIMER: THIS MAP IS A PRODUCT OF THE ORANGE COUNTY WATER AUTHORITY GIS DEPARTMENT. THE DATA DEPICTED HERE HAVE BEEN DEVELOPED WITH EXTENSIVE COOPERATION FROM OTHER COUNTY DEPARTMENTS, AS WELL AS OTHER FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES. ORANGE COUNTY AND OCWA MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA, BUT RATHER, PROVIDE SAID INFORMATION AS IS. ORANGE COUNTY AND OCWA EXPRESSLY DISCLAIM RESPONSIBILITY FOR DAMAGES OR LIABILITY THAT MAY ARISE FROM THE USE OF THIS MAP.

8.4.2 Public Sewer

The Village of Walden operates a Waster Water Treatment Plant (WWTP) to serve all residential and commercial properties in the Village. Walden has a State Pollutant Discharge Elimination System (SPDES) permit from the New York State Department of Environmental Conservation to operate this plant. DEC has listed the capacity of the plant at 1.2 million gallons per day (mgd). While the 800,000 gallons per day average daily use of the plant would suggest an excess capacity of 400,000 gallons per day, the reality is quite different.

In 2003, there were periods were the average daily flow from the WWTP exceeded 1.4 million gallons. The surge in flow was attributed to infiltration & inflow into the sewer system through its drainage systems. The Village is actively working to address infiltration & inflow through a variety of initiatives.

The DPW recently replaced a major trunk line in the vicinity of the Thruway Market, which links the west side of the Village to the east side. It was believed that a large part of the infiltration & inflow was occurring in this area where the trunk line crosses the Wallkill River. The DPW also recently replaced sewer lines along NYS Route 208 (Orange Avenue) to address like issues. This Plan recommends on-going monitoring of infiltration & inflow issues to maximize capacity of existing sewer infrastructure and avoid the need for future expansion of the WWTP.

By addressing the infiltration & inflow problem and ensuring proper operation & maintenance of the sewer system, the Village will be able to provide maximum service to residents and businesses alike while increasing the cost-effectiveness of operating the WWTP.

Capital improvements recently completed for the sewer system include:

- Wastewater Collector Line near the Thruway Market at a cost of \$290,000;
- Wastewater Treatment Plant (WWTP) improvements at a cost of \$1.2 million;
- Sewer line replacement along Maple Street, Rifton Place and Pleasant Avenue at a cost of \$450,000;
- Replacement of Tin Brook Pump Station at a cost of \$175,000; and
- Wastewater Collector Line along Orange Avenue (NYS Route 208) at a cost of \$215,000.

8.4.3 Street System

The DPW maintains approximately twenty (20) miles of streets along with sidewalks, storm drains, street trees, and signs. Most of the Village’s streets provide designated rights-of-way for motorists and pedestrians. *This Plan recommends a “Complete Street” policy through which streets are designed and operated to enable safe attractive and comfortable access and travel to all users including pedestrians, bicyclist, motorists and public transport.*



Above (top to bottom): Village’s WWTP on Bradley Lane, DPW Garage on Bradley Lane and view of street system near Elementary School. “Complete Streets” designed and operated to enable safe, attractive, and comfortable access and travel for all users including pedestrians, bicyclist, motorists and public transport is supported by this Plan.

8.5 Summary of Recommendations.

This Plan recognizes the need to provide community services to meet the growing needs of residents and businesses in a cost-effective manner. The following policies are proposed to help ensure the Village of Walden can continue to provide these services to its residents in a timely and cost-effective manner.

8.5.1 Police Services

- As part of the Village’s Capital Improvement Program, assess the facility needs of the Walden PD and Court-related facilities.
- Continue to keep records and monitor trends in police activity so that existing resources can be utilized in the most effective manner.
- Ongoing coordination with State and County law enforcement agencies to respond to community needs, while reducing the cost to provide services locally.

8.5.2 Fire and Ambulance Services

- Monitor calls for the Walden Fire District to ensure the equipment and facilities meet the needs of the growing population base.
- Monitor calls for the Walden Ambulance to ensure the equipment and facilities meet the needs of the growing population base.
-

8.5.3 School Policies

While the site location and planning of new public school facilities is within the jurisdiction of the *Valley Central School District (VCSD)*, it is important for the Village to consider these plans and operations within its Comprehensive Plan. The following policies are recommended as a basis for discussion with the School Board:

- Encourage use of schools as multi-purpose community facilities with adult education classes encouraged.
- Maintain viability of the Walden Elementary School through on-going modernization of facilities to meet the demands of the VCSD.
- The Village will seek the cooperation of the VCSD in identifying future school sites and facility needs to ensure a continued presence of an elementary school within the Village.
- School sites should be located in the heart of the Village or adjacent to the edge in order to provide safe and convenient access to all students.
- All schools should be linked to neighborhoods by sidewalks.
- The Village will look for opportunities to jointly develop athletic fields within the Village to serve the needs of the VCSD.
- Outdoor recreational facilities located at public school sites should be designed in a manner that makes them available for public use after school hours and on weekends.

“THE VILLAGE WILL SEEK THE COOPERATION OF THE VCSD IN IDENTIFYING FUTURE SCHOOL SITES AND FACILITY NEEDS TO ENSURE A CONTINUED PRESENCE OF AN ELEMENTARY SCHOOL WITHIN THE VILLAGE.”

COMPREHENSIVE PLAN COMMITTEE

8.5.4 Public Works

It is recommended the Village Board pursue the following strategies to diversify its sources of water and also to increase water capacity.

- Coordination with the Town of Montgomery to implement the recommendations contained in the Village’s 2009 Wellhead Protection Report is a priority of this Plan.
- Identify locations for new wells, including sites on the Village west side.
- Explore opportunities for new production wells on all properties when considered for annexation into the Village of Walden.

The following policies are recommended to help ensure the Village is able to provide needed community services into the future.

- The Village should establish performance standards for new users to ensure an undue strain is not placed upon the Village water & sewer infrastructure.
- New users shall meet regional standards and capacity levels of the Village water and sewer systems. Where additional capacity is needed, developers shall contribute to the upgrade of existing facilities to ensure sufficient service is available to meet other Village needs.

- The Village’s Capital Improvement Plan (CIP) should continue to factor in the projected growth within the community.
- A Capital Improvement Plan should be completed and updated every five (5) years.
- Continue to identify and reduce *infiltration and inflow* issues in the public sewer system.
- Work with the Town of Montgomery and Orange County Water Authority to identify aquifer protection areas.
- Work with Town to require storm water pollution prevention plans for developments that could impact Village wellheads.
- Upgrade existing water & sewer infrastructure.
- Identify and secure State and federal grants to help offset the cost of maintaining the Village’s water & Sewer infrastructure.

Support a “Complete Street” policy through which streets are designed and operated to enable safe attractive and comfortable access and travel to all users including pedestrians, bicyclist, motorists and public transport. As improvements are proposed for streets, consideration should be given to better accommodating pedestrian and bicyclist needs. Streets within new developments should also incorporate Complete Street concepts.

“THE VILLAGE SHOULD DEVELOP PERFORMANCE STANDARDS FOR NEW USERS TO ENSURE AN UNDUE STRAIN IS NOT PLACED UPON THE VILLAGE WATER & SEWER INFRASTRUCTURE.”

COMPREHENSIVE PLAN COMMITTEE

CHAPTER 9.0 LAND USE REGULATIONS

The Village of Walden has a land area of 2.05 square miles, of which 1.97 square miles consist of land and 0.08 square miles of water. The first step in planning for Walden’s future involves an analysis of its current land use patterns. The second step of the analysis involves exploring how the community could grow under its present *land use regulations (e.g. zoning, subdivision and site plan review regulations)* through future development on vacant sites or redevelopment of developed properties within the Village.

9.1 Land Use

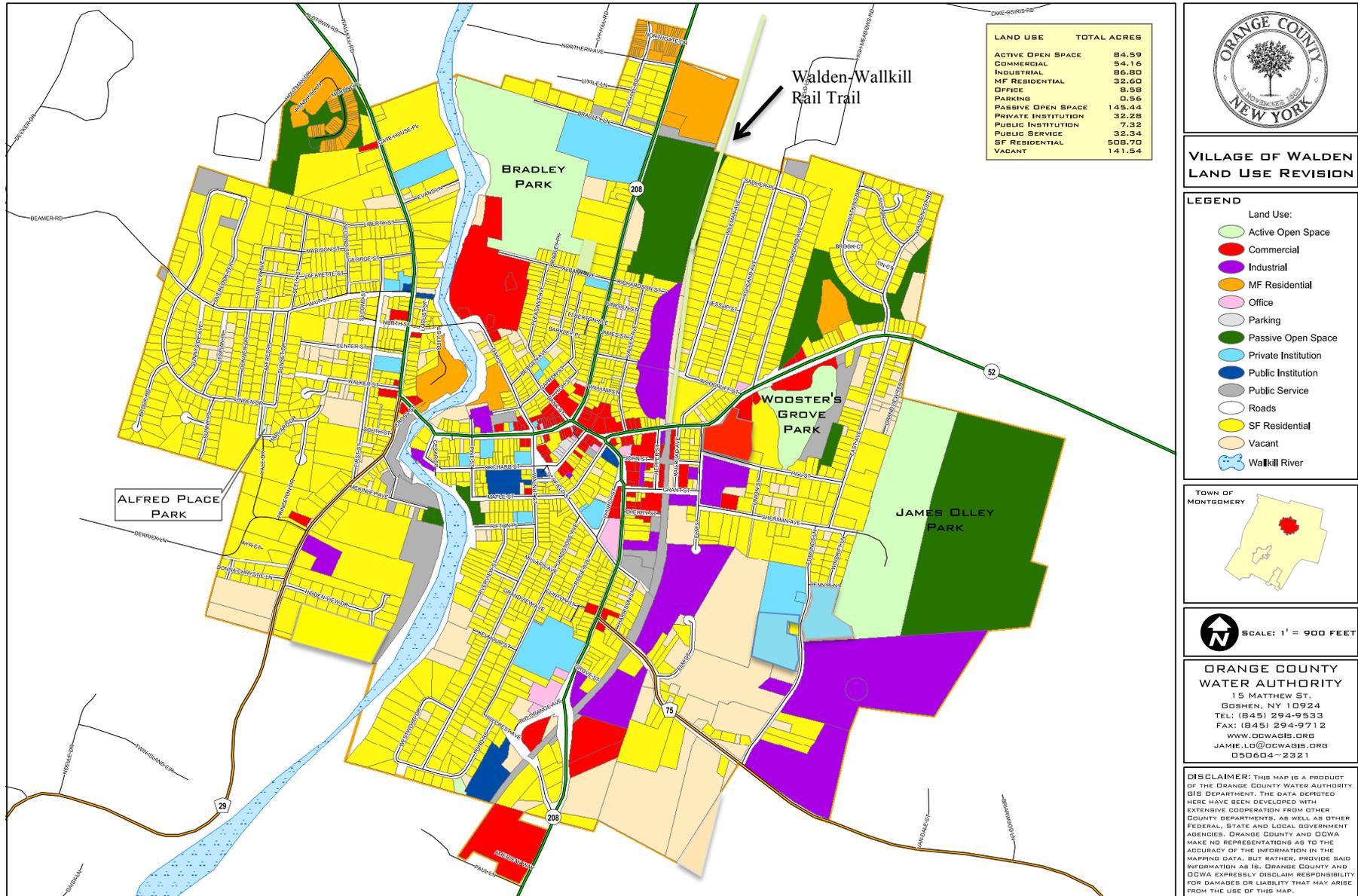
For the purpose of analysis, land uses have been broken down into the following categories: single-family and multi-family residential, commercial, industrial, private institution, public institution, passive open space, active open space, public service, and vacant land. In Walden, the most predominant land use type is single-family residential. Neighborhoods that lie both east and west of the Wallkill River are primarily comprised of single-family homes on modest lots, which are 1/4 acre or even less in size. The small lot size, coupled with sidewalks, provides for a pedestrian friendly environment and makes it relatively easy to walk from any neighborhood in the Village to Downtown. Land Use Map 9-1 was developed to illustrate the land use patterns within the Village (see page 69).

Residential land use is shown in shades of yellow with single-family in pale yellow and multi-family closer to orange. *Commercial land uses* are shown in red. *Professional offices* are shown in pink. *Industrial uses* are shown in purple. *Public institutions* include Village Hall, public schools, fire and police stations, etc. These are shown in dark blue. *Private institutions* include churches, synagogues, parochial schools, and other private organizations; these are shown in light blue. Parkland is broken down into two categories: 1) *active parkland* [i.e. lands with ball fields, playgrounds, etc.], and 2) *passive parkland* [i.e. undeveloped parkland]. Active parkland is shown in light green, passive parkland in dark green. *Public service* uses including utilities, electric sub stations, etc., are shown in light grey.

Land Use	Total	Percent
Single-Family Residential	508.70	39.74
Passive Open Space	145.44	11.36
Vacant	141.54	11.06
Industrial	86.80	6.79
Active Open Space	84.59	6.61
Commercial	54.16	4.24
Multi-Family Residential	32.60	2.54
Public Service	32.34	2.53
Private Institution	32.28	2.52
Office	8.58	.67
Public Institution	7.32	.57
Roads, Wallkill R., & Misc.	145.65	11.37
Total Acres 2 Square Miles	1,280.00	100.00



Above (top to bottom): Aerial view of upper and lower falls on the Wallkill River looking north; aerial view of Bradley Park and Wallkill River looking southward; and aerial view of Village of Walden showing well-defined edge.



9.2 Zoning

The Village of Walden has fifteen (15) different Zoning Districts. Eight (8) districts are residential; four (4) business districts intended for retail commercial and office; one (1) office light industry district; one (1) industrial district and one (1) mixed use zone that allows retail, office and residential uses (see Map 9-2 Zoning). The following is a brief description of each of the existing zoning districts within the Village.

R-2 Residential 1 & 2 Family

This zoning district encompasses James Olley Park in its entirety and does not exist elsewhere within the Village. It is unlikely that this zoning district will be applied elsewhere in the Village. Parks are a permitted use within the R-2 district.

R-3 Residential One-Family

This district is the predominant residential district in the Village. Single-family detached houses on lots with a minimum lot size of 20,000 sq. ft. are permitted without water & sewer. Water & sewer services are available throughout the Village. With water & sewer, the minimum lot size is reduced to 12,000 square feet. Home occupation and home professional offices are allowed in residential districts as accessory uses. Special exception uses include: senior group residences, church or similar place of worship, golf course, nursery school, public buildings, schools and a variety of community facilities.

R-4 One-Family

This district is similar to the R-3 district, allowing by right the same uses but on smaller lot sizes of 8,000 sq. ft. for single-family residences. R-4 zones are located in the north, south, east and western corners of the Village.

R-5 One-Family

The R-5 districts are located in close proximity to Downtown. The R-5 zones reflect the older residential areas of the Village. As one might expect, the lot sizes in the R-5 district are smaller than the outlying areas with a permitted lot size of 5,000 sq. ft.. The R-5 district allows the same Special Exception (SE) uses as the R-3 and R-4 districts with the exception of planned residential developments and golf courses.

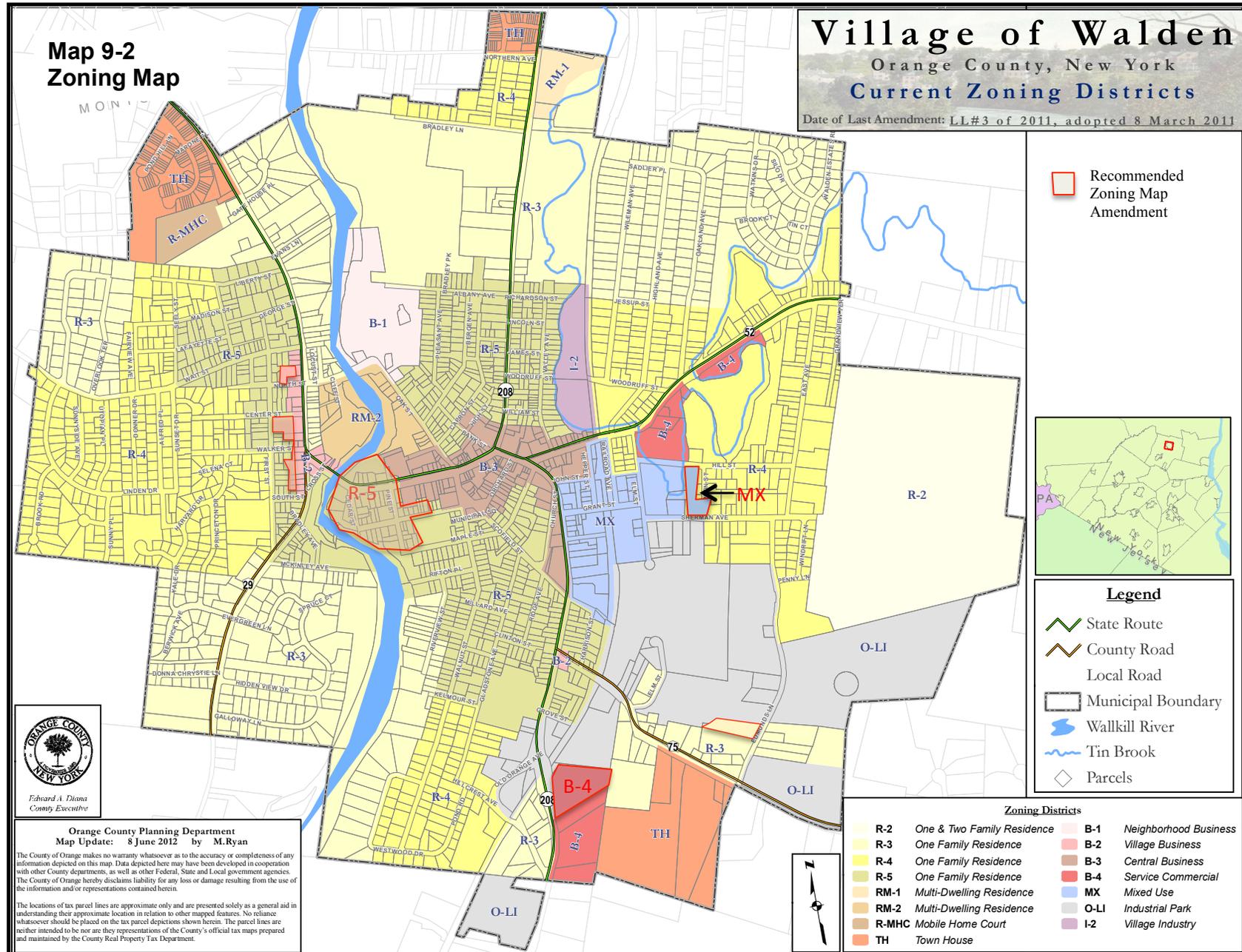
RM-1 Multi-Family

There are three areas zoned RM-1: Coldenham Road, Edmunds Lane, and along Northern Avenue. A fourth area on South Montgomery Street was recently rezoned to R-3 and developed with single-family homes.

The minimum lot area per dwelling unit in the RM-1 zone is 4,000 sq. ft. Uses permitted as-of-right include single-family, two-family, and multi-family dwellings. Special exception uses include: senior group residences, place of worship, nursery school, public buildings, schools and a variety of community facilities.



Above (top to bottom): View of single-family homes along Main Street, which are presently zoned RM-2, single-family homes on the west side of Oak Street; and single-family home on Orchard Street, which lies within the B-3 district. The dense pattern of residential development and extensive sidewalk system makes Walden a walkable community.



RM-2 Multi-family

The RM-2 district encompasses areas between the upper and lower falls along the east and west side of the Wallkill River. The RM-2 district allows multi-family housing on lots with a minimum area of 7,500 sq. ft. with 1,500 sq. ft. minimum square feet per dwelling unit. The RM-2 district is largely built-out with multi-family apartments along Oak Street and Cliff Street. *However, the RM-2 district along Cedar Street, Orchard Street and Pine Street consists of single-family homes, which would be better placed in the R-5 District (see Map 9-2).*

R-MHC Mobile Home Court

There is one R-MHC district located on the west side of the Village to the west of NYS Route 52. The R-MHC district allows by right single-family detached dwellings and by Special Exception licensed mobile home courts. There is an existing mobile home court in this district. The R-MHC district also includes a variety of SE uses including: churches, senior group residences, schools, libraries, etc. Professional office is a SE use. The minimum lot size per unit is 12,000 sq. ft.

TH - Townhouse

There are three (3) TH-Townhouse districts. One encompasses lands in the southeast quadrant of Walden off of Coldenham Road. The other two are situated in the northwest quadrant of Walden

The TH district allows attached, single-family dwellings and single-family (townhouses), and parks as a permitted use and senior citizen housing developments, houses of worship, libraries and schools as SE uses. *Winding Brook and Northgate Drive were recently rezoned and are now situated within the Townhouse district.*

B-1 Neighborhood Business

The B-1 district encompasses the *Thruway Shopping Center*. The minimum lot area is 10,000 square feet with the maximum lot coverage of 30%. Uses permitted as of right include banks, offices, personal service shops, funeral homes, restaurants, retail stores, taverns, radio and television broadcasting, etc. Some Special Exception (SE) uses include: motor vehicle sales, filling stations, drive-in eating establishments, and automobile laundries. Residences are not permitted in the B-1 district.

B-2 Village Business

The B-2 districts are located on the east side of the Village and at the corner of Route 208 and Coldenham Road. There is no minimum lot area; however, there is a minimum lot per dwelling of 2,500 sq. ft. Dwellings are permitted as a SE use in the B-2 zone over the first floor on non-commercial units. Permitted business uses mirror that of the B-1 zone, but also include vocational schools, home occupations and home professional offices. The maximum lot coverage of 80% is permitted.



Above (top to bottom): View of Winding Brook condominiums entrance on the west side of NYS Route 52, view of condominiums along Marone Place looking north and view of townhouses from end of cul-de-sac Winding Brook was situated within the R-3 and R-4 Zoning Districts, but the site was recently rezoned to TH-Townhouse.

B-3 Central Business

The B-3 district encompasses the historic central business district of the Village or Downtown. Uses permitted as of right include a similar mix as the B-1 and B-2 district such as retail, office and personal services. Special Exception uses are similar to the B-2 district, but also include senior group residences. Dwellings on the first floor are prohibited but are allowed above stores. The minimum lot size per dwelling is 1,500 sf. and maximum lot coverage is 80%.

B-4 Service Commercial

The B-4 districts are located on the east side of the Village along NYS Route 52 on either side of the entrance to Wooster’s Grove Park. The minimum lot size is 10,000 sq. ft. and maximum lot coverage 50%. Permitted uses include banks, bowling alleys, funeral homes, offices, taverns, restaurants, repair shops, and printing plants. Special Exception uses also include: building contractor storage and equipment yards, public utility buildings and storage yards among others.

O-LI Industrial Park

The OLI districts are located throughout the southeast quadrant of the Village. Minimum lot size is 40,000 sq. ft. and maximum lot coverage is 30%. Permitted business uses include: agriculture, banks, offices, radio & television broadcasting, repair shops, vocational schools and wholesale stores.

Village of Walden, New York

Permitted industrial uses include: *circus training facility*, flex space office, limited non-nuisance industries, nuisance industry, printing and publishing plants and wearing apparel and accessory manufacture. Special permit business uses include: hotels, parking garage, restaurant, schools, and temporary circus quarters. Special permit industrial uses include: dry cleaning plants, laundry plants, liquid petroleum gas storage, machinery repair or service plant, public utility buildings, research laboratory, self-storage facilities, truck station, railroad yard, warehouse and wholesale businesses.

I-2 Village Industry

The I-2 Village Industry districts are located along the Norfolk Southern railroad R-O-W. The I-2 district is a heavy industry zone. Permitted uses include: Dry cleaning plants of more than 4,000 sq. ft., printing and publishing plants, and warehouses. Special permit uses include: *liquid petroleum gas storage* and transfer stations. Active industries within the I-2 district include: AMPAC, Interstate Packaging Corp. and Truffa Seed Company, which have access to freight rail service.

The minimum lot area in the I-2 district is 5,000 sq. ft. and the maximum lot coverage of 40%. Some of the uses permitted no longer reflect desirable uses as the Village has evolved over time. *This Plan supports a reassessment of permitted uses in the I-2 district with the aim of removing harmful uses from the table.*



Above (top to bottom): View of one of the Jacobowitz and Gubits, LLP Law Office buildings on NYS Route 208 with its award-winning contemporary design; Thruway Shopping Center Plaza at base of Oak Street, Sweeney’s Tavern on NYS Route 208. Walden has a wide variety of business establishments that serve local residents and the surrounding region.

MX Mixed Use

There is one MX - Mixed Use district in the Village in the vicinity of Railroad Avenue, Grant Street and Elm Street. There is a set of Design Guidelines for this MX district, which is referred to as a *Traditional Neighborhood Development at Railroad Place*.

The MX district requires a minimum lot area of 1,500 sq. ft. per dwelling unit and a maximum Floor Area Ratio (FAR) of 2.0 for non-residential or mixed uses. Dwelling units over the first floor and artist lofts and live-work spaces are permitted as of right. SE uses include: senior group residences, multiple dwellings, planned residential development and senior citizen housing development. Community facilities allowed as SE uses include churches, parks, libraries, etc.

The Village of Walden completed a *Traditional Neighborhood Development at Railroad Place Study* in December of 2010 as a follow-up to its 2005 Comprehensive Plan. The study evaluated the consistency of the existing MX district regulations with the Design Guidelines for a Traditional Neighborhood Development at Railroad Place, which resulted in a number of recommended amendments to the Zoning Law or Design Guidelines as follows:

Section 305-52 (C)(410)(a) of the Zoning Law should be amended by addition of the following:

- In the event of a conflict between the provisions of this Chapter and those of the Design Guidelines for the Railroad Place Design District, the provisions of the Design Guidelines shall prevail.
- The Planning Board, during site plan review, shall be authorized to consider and approve waivers to the provisions of the Design Guidelines, as applied to existing buildings, at the request of the applicant. The Planning Board’s decision shall be based on the specific circumstances of the subject building and the impact of the waiver on the design objectives of the MX district.

Since the 2005 Comprehensive Plan, there is a realization that the conversion of some of the former industrial buildings to mixed-use development may take longer than initially envisioned. While this Plan still supports mixed use development within the MX district and the application of the Design Guidelines for new infill buildings, it also recommends the list of permitted uses be expanded to allow for a variety of non-nuisance industries.

Such use would include bakeries, galleries, performing arts centers, warehouses and other transitional uses that will enable building owners to derive income from their properties without having an adverse impact on mixed-use developments within this portion of the Village. Such uses should be allowed subject to a Special Exception permit.



Above (top to bottom): View of Walor Auto Body shop on Railroad Avenue, single-family residence on corner of Railroad Avenue and John Street across street from Walor Auto Body and view of former Package Lighting Building on Grant Avenue. The MX district encompasses an eclectic mix of buildings and land uses and flexibility in the reuse of buildings is encouraged.

9.2.1 Recommended Zoning Map Revisions

There are several Zoning Map and Zoning Text amendments, which are recommended to facilitate the implementation of this Comprehensive Plan. The recommended Zoning Map amendments are illustrated on Map 9-2 Zoning and include the following revisions:

- Amend zoning district boundaries to follow property boundaries so that parcels are not split between two zoning districts;
- Change the RM-1 district on Edmunds Lane to R-4;
- Apply new TH-Townhouse district to the Winding Brook, Northgate Drive and Ivy Hill Road developments;
- Change RM-2 district Pine Street to the Wallkill River and from West Main Street and Pine to Maple Street change to R-5;
- Amend Zoning Map to include the Methodist Church on Main Street in the B-3 district;
- Adjust MX district boundary to the east between Hill Street and Sherman Avenue so district includes entire parcels; and
- Rezone two parcels on east side of NYS Route 208 at Village edge from O-LI to B-4.

9.2.2 Recommended Zoning Text Amendments

- Remove SE use for filling stations and car washes within the B-1, B-2 & B-3 districts;
- Allow gas stations in OLI district as SE use;
- Remove dry-cleaning and laundry plants from the Table of Permitted Uses; and
- Assess the height limitations within the B-3 and MX district to determine if higher building heights should be accommodated to encourage infill development.

9.3 Site Plan Review

Section 305-60 of the Village Code grants the planning Board with the authority to review and approve site plans. The provisions for site plan approval apply to all land uses that are listed as special exception uses in all zoning districts. It also applies to all permitted uses in the Village’s business, mixed use and industrial districts.

Site plan review is a powerful planning tool that the Planning Board can use to shape the character of new development. Through this process, the Planning Board can shape the character of new developments through its review of building placement, landscaping, signs, lighting, and off-street loading and parking. The Village’s Site Plan regulations lay out applicability; procedures and requirements for site plan review. It also provides some basic review standards to help guide the Planning Board’s decisions.



Above (top to bottom): A single-family homes at the northeast corner of Railroad Avenue and John Street; single-family homes along the western side of Elm Street and north of John Street; view of single-family homes looking from railroad tracks. New infill buildings and uses should be compatible with the existing residential uses in this area of the Village.

Additional standards to help guide the Planning Board’s decision is recommended in certain areas such as landscaping and building design.

Landscaping standards would establish minimum requirements for the landscape areas, the caliper of trees, percentage of landscaping within off-street parking areas, standards for landscaped buffers between residential and non-residential land uses, requirements for maintaining landscaping and other applicable standards.

The Village must strictly enforce its site plan review, landscaping and sign regulations to ensure that new development complements rather than detracts from the community’s character.

9.4 Design Review

Presently, Walden has Design Guidelines for the Downtown Business District and the MX-Mixed Use zoning district also referred to *Traditional Neighborhood Development at Railroad Place*. The Village could enhance the effectiveness of its *site plan review* laws through the adoption of additional design review guidelines for all commercial and residential zoning districts.

Design guidelines will help to guide the Planning Board’s decisions while giving developers a clear understanding of design requirements. Design standards would vary for different areas with the Village of Walden.

Village of Walden, New York

Most municipalities in New York State base their authority to establish design guidelines on General Municipal Law Section 96-a, which allows communities to place restrictions in order to protect or enhance “sites, buildings, or other objects having special character or aesthetic interest or value.”

Long-term, the Village Board could work with property owners to seek the creation of a National Register-designated Historic District. If the Board of Trustees moves forward to establish a National Register-designated Historic District, a Local Law should be adopted to establish an Architectural Historic Review Board.

This Plan recommends that the newly established Architectural Historic Review Board would have the authority to review projects within the historic districts. However, this Plan also recommends the Planning Board would retain the authority to review design issues in conjunction with its *site plan review* powers for projects outside of the historic districts.

The creation of an Architectural Historic Review Board (AHRB) would require the adoption of a Local Law. An AHRB would help to ensure the integrity of the exterior of historic buildings is preserved helping Walden to retain its unique sense of place. *Whether or not an AHRB is established, it is recommended the scope of design review be expanded to include the review of exterior renovations of existing buildings or review of new construction in business districts.*



Above (top to bottom): Rite Aid – Lake Placid, NY. Lake Placid is community with design guidelines; Rite Aid – Ellenville, NY a community without design guidelines; and Hurley Ridge Market in West Hurley, New York located within a community with design guideline requirements.

9.5 Downtown Revitalization

Successful Main Streets are not only places where people shop, but they also are places where many civic and cultural activities occur where the public can gather at community events. *The Village Board should keep its civic buildings Downtown and support private and not-for-profit sector efforts to establish cultural and entertainment anchors.*

The Village Board must also work with local civic organizations and the business community to promote the CBD. Promotion means selling the image and promise of Downtown to all prospects. This involves marketing the unique characteristics of the business district to shoppers, investors, prospective businesses and visitors. It also involves the creation of a strategy to promote a positive image of the entire business district through advertising, special events and marketing events carried out by the business community along with the support of civic and cultural institutions.

One of the challenges facing Walden in creating an effective promotional strategy is getting business owners to think of the business district as a whole rather than the sum of its parts. Business owners must work together to ensure the highest quality shopping experience for their customers. For example, it is important for the business community to coordinate their *hours of operation* so that businesses are open when customers are available to shop.

The business community should also work together to create seasonal and holiday marketing campaigns and other special events designed to draw customers to the CBD.

It is also recommended the business community reach out to prospective entrepreneurs to open complementary businesses within the CBD. *Business attraction efforts* are needed to fill vacant storefronts and are also needed to create a mix of retail, restaurants, professional services and cultural attractions that appeal to visitors and residents alike. The focus of business attraction efforts must be to create a vibrant CBD with a variety of goods & services, quality merchandise and appealing restaurant settings.

This Plan supports Walden’s Downtown Revitalization Strategy and the on-going downtown revitalization policies contained therein including:

- Retaining vital services Downtown, such as banks, post office, and library.
- Sponsoring and promoting the *Farmer’s Market* and special events.
- Strictly adhering to Downtown Design Guidelines for façade renovations.
- Further developing incentives to encourage new investment through the New York Main Street Program and the Village’s low interest revolving loan fund.



Above (top to bottom): Village Hall on Municipal Square, Farmer’s Market at Firemen’s Square, and annual Soap Box Derby with participants gathered on Municipal Square. Keeping vital services Downtown, such as banks, library, post office and Village Offices helps to support local businesses by attracting people Downtown. The Farmer’s Market serves a similar purpose.

9.6 Annexation Policy²

Request for an annexation should only be considered if it is in the “over-all public interest.” That is, the request will not place an undue strain on Village resources or place an increased cost to all residents [e.g. neutral cost/benefit analysis]. The following basic principles should be considered before an annexation is approved:

- Can the annexation be accommodated using the existing capacity of the Village’s infrastructure?
 - The terrain of the area should allow for expansion of utilities without prohibitive costs.
 - New development on annexed land must be compatible in design with existing and likely future development in the adjoining neighborhood.
 - 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.
- Irregular boundaries should be avoided.
 - The annexed area should put no more demand on services beyond which the Village can provide unless the developer pays for the necessary capital improvements.
 - The cumulative effects of other annexations should be evaluated for long-term impacts on infrastructure.
 - Sites that include historic properties should consider and encourage provisions for preserving historic structures on the site.
 - The proposed use of lands to be annexed into the Village shall be resolved concurrently with the annexation agreement.

“THE ANNEXED AREA SHOULD PUT NO MORE DEMAND ON SERVICES BEYOND WHICH THE VILLAGE CAN PROVIDE UNLESS THE DEVELOPER PAYS FOR THE NECESSARY IMPROVEMENTS.”

COMPREHENSIVE PLAN COMMITTEE

²The following recommendations have been adapted from Village of Warwick guidelines.

9.7 Summary & Recommendations

The Village of Walden’s buildings and pattern of development define its community character. It is important that new development occurs in a manner, which compliments the existing pattern of development within the Village of Walden. To this end, the following land use and zoning policies are recommended to help manage new growth in manner that enhances the character of the Village of Walden.

9.7.1 Land Use

Update the Table of Use Regulations for the Business, Mixed Use and Industrial Zoning Districts. Expand the list of permitted uses in the MX-district to allow for a variety of non-nuisance industries. Such use would include bakeries, galleries, performing arts facilities, warehouse and other transitional uses that will enable building owners to derive income from their properties without having an adverse impact on mixed-use developments.

Reassessment of permitted uses in the I-2 district with the aim of removing harmful uses from the table. Presently the I-2 district allows laundry plants of more than 4,000 square feet as a use permitted-by-right subject to site plan review approval by the Planning Board. For example, fuel oil storage depots are allowed as Special Exception uses within the I-2 district and have the potential to adversely affect Village aquifers.

9.7.2 Zoning

Adopted recommended Zoning Map and Zoning Text Amendments as cited in Section 9.2.1 and 9.2.2 above.

9.7.3 Site Plan Review

Adopted more detailed landscaping standards as part the Site Plan Review regulations. Establish minimum standards for landscaping of commercial properties including tree planting, percentage of landscaping within off-street parking areas and landscape buffers between residential and commercial properties.

9.7.4 Design Review

Create an Architectural Historic Review Board (AHRB) through the adoption of a Local Law. If historic districts are established, an AHRB would help to ensure the integrity of the exterior of historic buildings is preserved.

9.7.5 Downtown Revitalization

Adhere and follow policies of Village’s Downtown Revitalization Strategy and policies cited in Section 9.5 above.

9.7.6 Annexation

Follow annexation policy outlined in Section 9.5 above to ensure annexations do not strain services within the Village.

“WE SHAPE OUR BUILDINGS AND AFTERWARD OUR BUILDINGS SHAPE US.”

SIR WINSTON CHURCHILL

**Map 9-3
Precise Plans**

Village of Walden
Orange County, New York
Current Zoning Districts

Date of Last Amendment: LL#3 of 2011, adopted 8 March 2011

Actions: Create Waterfront Plan to improve public access, protect riparian zones and ensure new development does not adversely affect the Walkkill River.

Actions: Secure funding for new pedestrian bridge over NYS Route 52 to connect MX District to the Walden-Walkkill Rail-Trail.

Actions: Enhance Maple Street boat launch. Implement Japanese Knot Weed eradication program.

The Village Board may consider rezoning for residential development upon receipt of a Sketch Plan by a developer, which is consistent with adjacent residential zones.

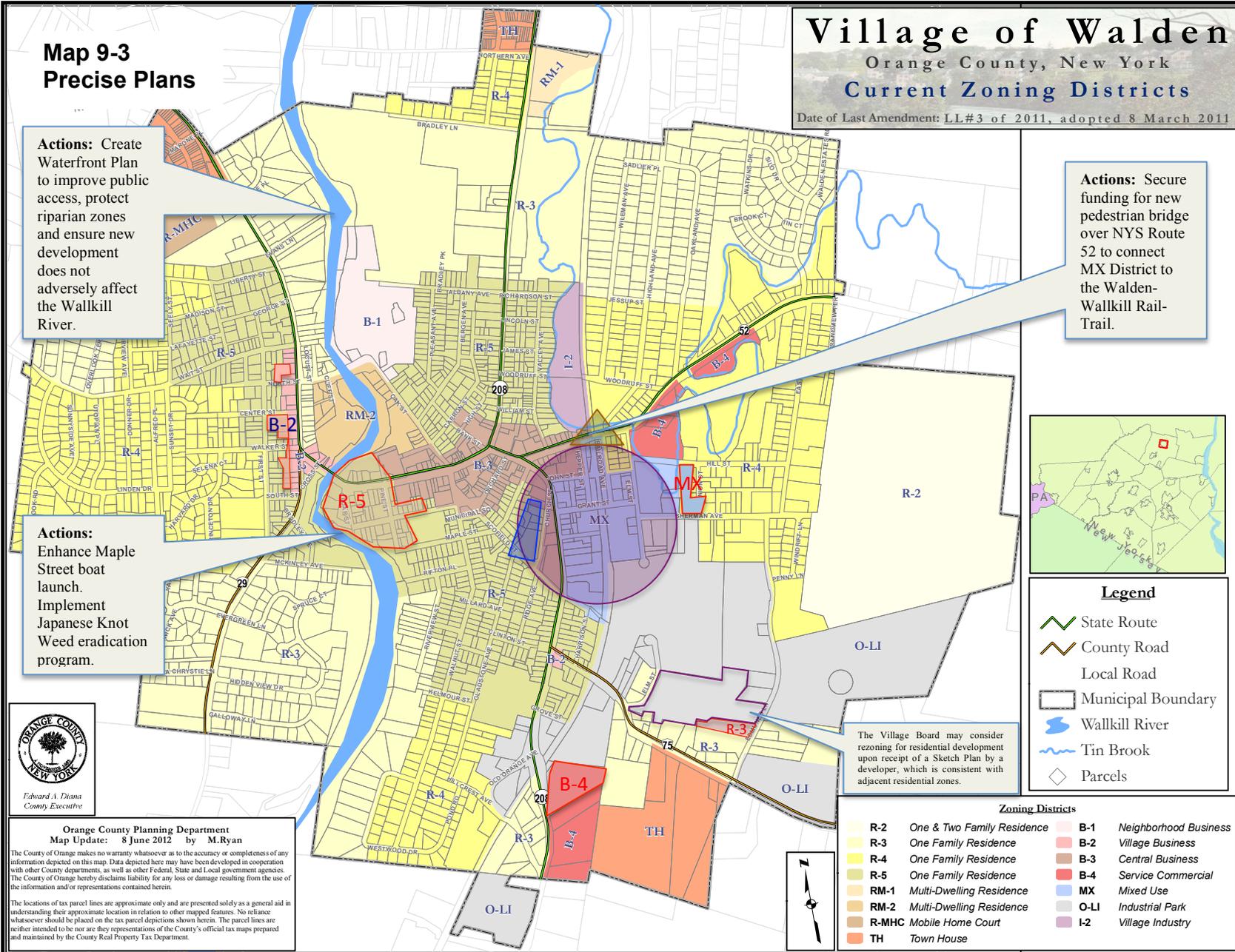


Edward A. Diana
County Executive

Orange County Planning Department
Map Update: 8 June 2012 by M.Ryan

The County of Orange makes no warranty whatsoever as to the accuracy or completeness of any information depicted on this map. Data depicted here may have been developed in cooperation with other County departments, as well as other Federal, State and Local government agencies. The County of Orange hereby disclaims liability for any loss or damage resulting from the use of the information and/or representations contained herein.

The locations of tax parcel lines are approximate only and are presented solely as a general aid in understanding their approximate location in relation to other mapped features. No reliance whatsoever should be placed on the tax parcel depictions shown herein. The parcel lines are neither intended to be nor are they representations of the County's official tax maps prepared and maintained by the County Real Property Tax Department.



Legend

- State Route
- County Road
- Local Road
- Municipal Boundary
- Walkkill River
- Tin Brook
- Parcels

Zoning Districts

R-2	One & Two Family Residence	B-1	Neighborhood Business
R-3	One Family Residence	B-2	Village Business
R-4	One Family Residence	B-3	Central Business
R-5	One Family Residence	B-4	Service Commercial
RM-1	Multi-Dwelling Residence	MX	Mixed Use
RM-2	Multi-Dwelling Residence	O-LI	Industrial Park
R-MHC	Mobile Home Court	I-2	Village Industry
TH	Town House		

Action Plans:

- Zoning Map Amendments
- New Traditional Neighborhood
 - Encourage mixed use
 - Design Guidelines
 - Adaptive Reuse of former mill buildings
 - Infill development
 - Passenger Rail
 - Freight Rail
- Recommended Historic District
 - Church Street
- Pedestrian Bridge Walden-Walkkill Rail-Trail
- Zoning Map Amendment Subject to Conditions Cited Herein.