

# Meeting Summary



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**Date:** January 19, 2017

**Project:** Marlborough LWRP and Comprehensive Plan

**Topic:** Committee Meeting

**Attendees:** Al Lanzetta, Chip Kent, Rosemary Wein, Matt Kierstead, Daniel Pinnavaia, James Garofalo, Howard Baker, Vivian Lanzone, Jim Kent Jr., CJ Hartwell-Kelly, Robert Pollock, John DeMarco

Consultant: John Behan, Allison Hargrave, Behan Planning and Design

**Location:** Milton-on-Hudson Train Station

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## **Supervisor Al Lanzetta welcomed the committee**

**John Behan gave presentation** on progress thus far and projects that have been identified for the LWRP and Comprehensive Plan and the Harbor Management Plan.

- Matt Kierstead's firm—Milestone Heritage Consulting will be providing the cultural resource section to the document
- A market research firm has been engaged to do a market analysis for the LWRP

## **Projects identified for LWRP:**

### **Milton Hamlet Projects:**

- **Pedestrian Improvements –**
  - County and town could work together to create a shared use path from 9W to the waterfront.
  - Complete sidewalk system in hamlet center is important
  - Buttermilk Falls Inn has plans to expand; pedestrian improvements should extend up Main Street to 9W past the BFI property.
- **Gateway Signs –**
  - Robert Pollock recently purchased property on 9W near town hall for hamlet signage
  - Additional signage suggested at St Mary's for Milton/ at Mahoney Road
  - Identify places where larger primary signs could be located, and then places where smaller, secondary signs could be.

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- **Pedestrian Lighting-**
  - There are three lighting districts in the town: Milton, Marlborough and McLoughlin Drive.
  - Extend lighting along sidewalks in the central areas of the hamlet and coming down from 9W as an entrance into Milton
  - Evaluating cost-saving potential of LED streetlights for the town—ideally install attractive pedestrian-scaled decorative streetlights at intersection of 9W that draw people down to the hamlet center. Decorative lights in hamlet center would be an important amenity for business retention and economic development purposes.
- **Parking evaluation/study**
  - Parking is hard to find during busy times in the hamlets, and it has been difficult for the town to find any additional space for public parking—especially to support new business development.
  - Supervisor Lanzetta has contacted St. James Church in Milton (vacant) about the possibility of the town using their parking lot, but the church said it must be vacant for a year before a decision can be made.
  - Municipal/public parking was noted as being important to support infill development in the hamlet center as there is limited on-street parking and many of the properties where infill development would be expected have limited space to support new buildings plus off-street parking—especially considering some of the topography and lot characteristics.

## Marlboro Hamlet Projects:

- **9W Corridor Study – Ulster Co. and BFJ Consulting**
  - Should be starting in a couple of months
  - Will cover Route 9W from Blue Point Road in Lloyd to Western Ave in Marlboro
  - The intersection of 9W, Western Ave and King Street in Marlboro continues to be a problem for vehicular traffic and pedestrians. Intersection was evaluated with recommendations for improvements in prior studies. Pedestrian safety and aesthetic improvements continue to be important to the town as this area of 9W is clearly in need of improvement.
  - Supervisor Lanzetta noted that the town submitted a \$1.0 million grant application for improvements to the area to NYSDOT.

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- **Gateway Signs-**
  - Possible southern gateway/welcoming signage locations include the intersection of 9W and Old Post Road and could include improvements in the vicinity of the St. Mary's church just north of Old Post Road.
  - Town is getting the Old Post Road/St. Mary's site surveyed pro-bono to evaluate this site as a gateway location.
  - Marlboro could have a fundraiser similar to the ones Milton hamlet has in order to raise money for the sign and the landscaping.
- **Lattintown Creek Trail** – Matt Kierstead spoke about this project:
  - Proposed trail to follow Lattintown Creek from Marlboro hamlet to the Hudson River
  - There is an approximate 150 foot drop for Route 9 to the bottom of the falls.
  - Along the creek there are 3 surviving mill buildings, a waterwheel, and other mill ruins that would be incorporated into the trail as a glimpse into the historical past of the hamlet.
  - The trail would reconnect the hamlet with the waterfront, serve as a recreational and historical asset for the town and create a recreational destination in the hamlet.
  - From 9W to the river (Behan's recommended initial phase of trail development) there are approximately six landowners with whom to coordinate a potential trail route. In total for the entire trail as envisioned, there are about 30 different landowners from Marlboro Landing to Prospect Street, west of the hamlet, where the trail is intended to eventually go.
  - Phase 1 of this project will be public outreach—in particular to work with property owners to understand owners' perspective of a potential trail, and then, if owners are amenable, to inform the public of the proposed project.
  - There are two marinas on the waterfront here, it is understood that the smaller of the two are for sale – should be explored by the town.
  - The tide and undercurrent are often too strong in the river for swimming, but kayaking and canoeing are popular activities.
- **Tilcon New York property – Town led**
  - Supervisor Lanzetta and Howard Baker met with the current president of Tilcon NY regarding the future of the 200+ acre property in the town.

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- Property hasn't been mined since the 1990s, yet Tilcon desires to maintain the property as part of its holdings for future (long term) potential for its operations
- Tilcon does not want to outright sell the property but are open the northern portion being used by the town for passive recreation (trail/nature preserve) purposes.
- AL and HB with Behan to put together a specific proposal from the town
- Discussed idea of creating a "Cooperative Conservation Development Plan" for the property in collaboration with Tilcon – considering, for example, a wooden walkway connecting across Jews Creek onto Tilcon Property.
- Tilcon retains the right to dock barges in this location.
- Look at Tilcon property in Tarrytown, company worked with the city to develop the property.

  

- **Other items for consideration**
  - Take advantage of the river views throughout the town
  - Review any need for changes in the zoning code – identify town's assets, make sure they are protected through zoning code, design guidelines, etc.
  - Make sure there is a balance between the residential area and any zoning changes that may take place in the hamlet areas.
  - Figure out the long-term plans for the Marlboro marina and yacht club.
  - From Milton hamlet into Lloyd is designated a Scenic Area of Statewide Significant (SASS) – Behan will provide committee additional information on this.

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- **Next Steps-**
  - Review and provide feedback on draft LWRP Policies section
  - Future refine projects and land uses for plan
  - **Upcoming Community Forums:**
    - ❖ **Planning for Agriculture –**  
**February 9, 2017 @ Frida's Bakery, 6:30 – 8:30 pm**
    - ❖ **Linking Land Use, Transportation and Community Character –**  
**February 23, 2017 @ Marlboro Elementary School Cafeteria**  
**6:30 – 8:30 pm**

**The Local Waterfront Revitalization Program is being prepared in cooperation with the New York State Department of State with funds provided under Title 11 of the NYS Environmental Protection Fund.**