



Town of Marlborough

COMPREHENSIVE PLAN UPDATE & LWRP

Community Forum #4:

Linking Land Use, Transportation, Historic Preservation and

Community Character

February 23, 2017

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.





Welcome to Community Forum #4:

Land Use, Historic Preservation and Community Character

- 6:30 - 6:45** **Welcome & Refreshments**
- 6:45 - 6:50** **Update on Ulster County Route 9W Study**
- 6:50 - 7:10** **Land Uses in Marlborough** (John Behan)
- 7:10 - 7:25** **Historic Preservation** (Linda Mackey, NYSOPRHP)
- 7:25 - 8:15** **Discussion Groups / Map Exercise**
- 8:15 - 8:30** **Group Discussion / Wrap Up**



Ulster County Transportation Route 9W Study

This upcoming study is going to be looking at:

- **Roadway improvements**
- **Access management / curb cut designs**
- **Multi-modal potential**
- **Coordinating with other planning efforts**



Land Uses in Marlborough

John Behan

Behan Planning and Design



Land Use Considerations

- Economic development
- Design character
- Extent of strip development
- Areas that will/should/could change
- Areas that would/should/could be conserved





Transportation System Design Can Affect Land Use

- Highway-only oriented design encourages highway-oriented land uses
- A more “complete street”-oriented highway design encourages a wider array of compatible land uses



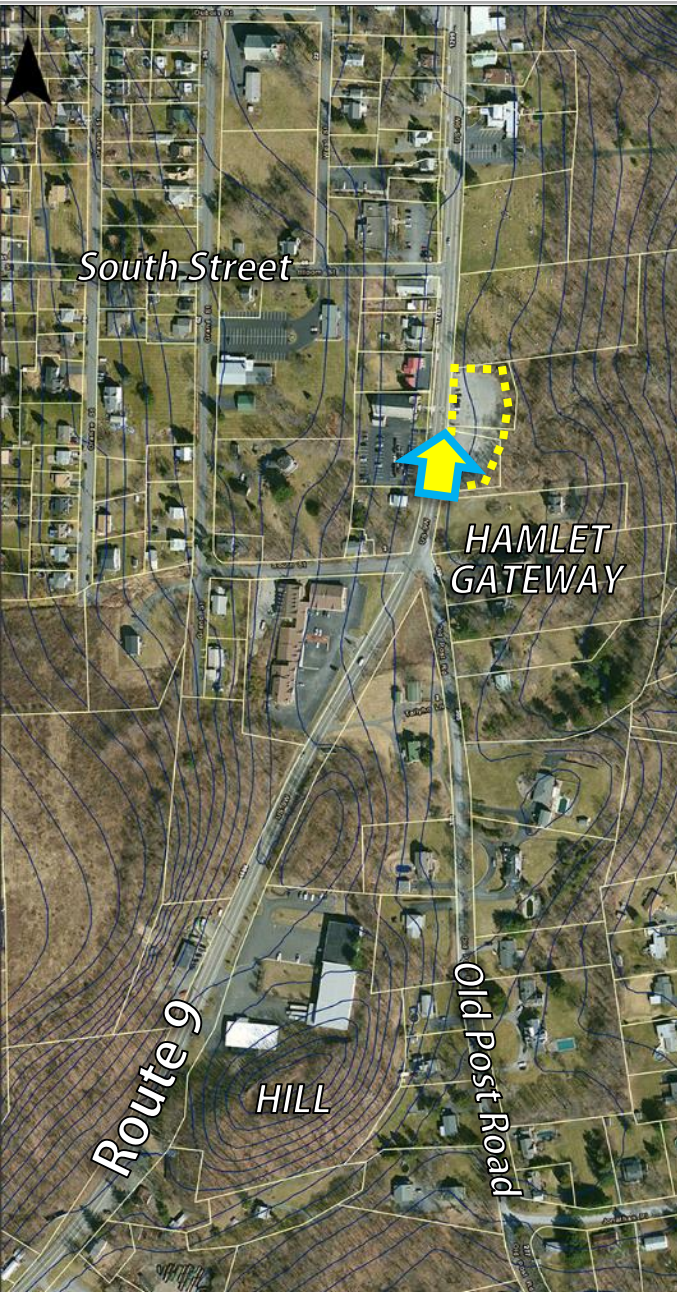
More complete street allows more compatible
uses





Southern Gateway

- Terrain Slopes West to East
- Flatter terrain typically to east
- Open views to the northeast and valley
- Opportunity to showcase farming activity
- Some highway commercial use



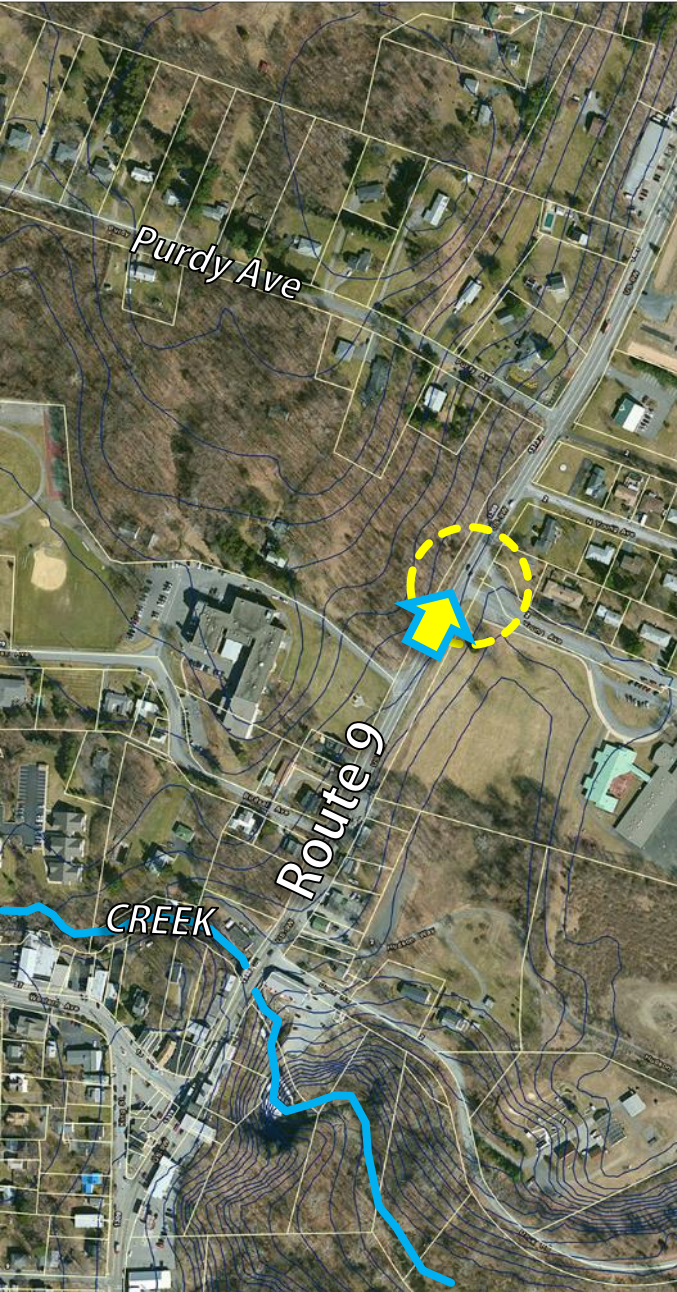
Opportunity

- Buffer and organize parking
- Continue sidewalks.
- Plant street trees and install attractive light poles with energy-efficient luminaires
- Open views to the river



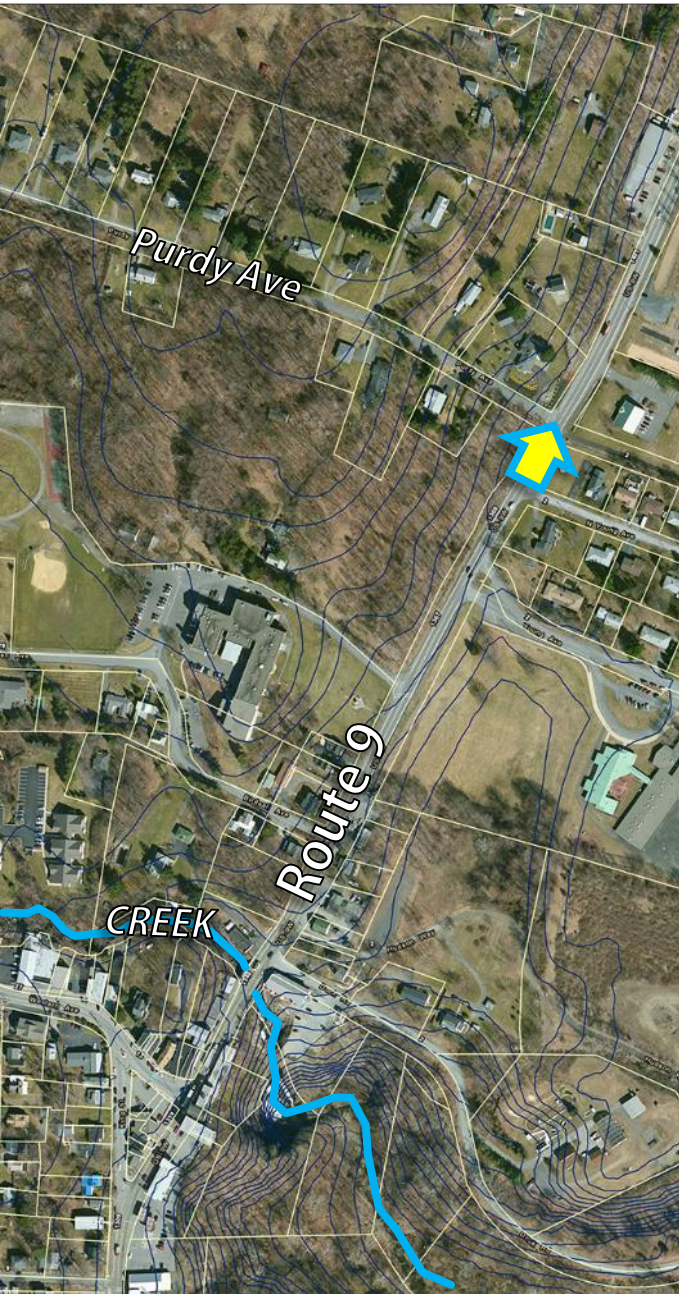
Hamlet Center

- Separate spaces needed between vehicles and pedestrians.
- Calm traffic—add sidewalks and decorative street lights
- Adaptive reuse of vacant buildings



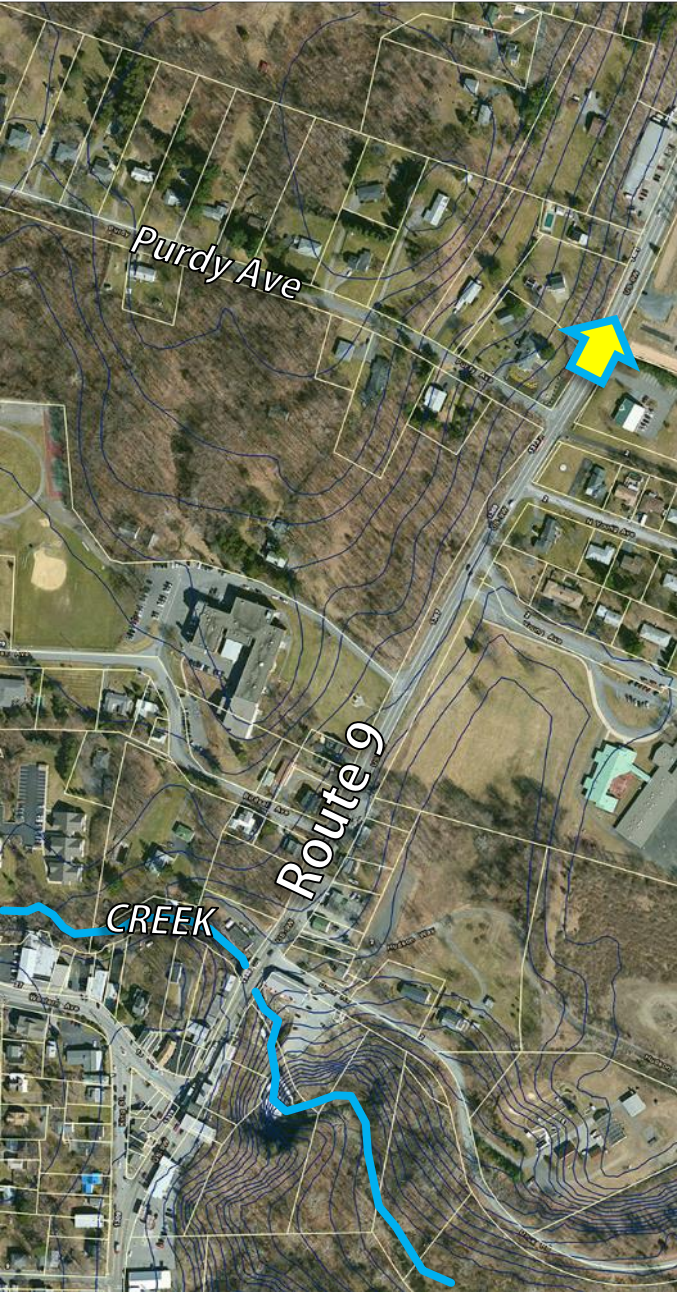
Northern Hamlet Gateway

- Consider traffic-calming design.
- Implement Safe Routes to School Action Plan



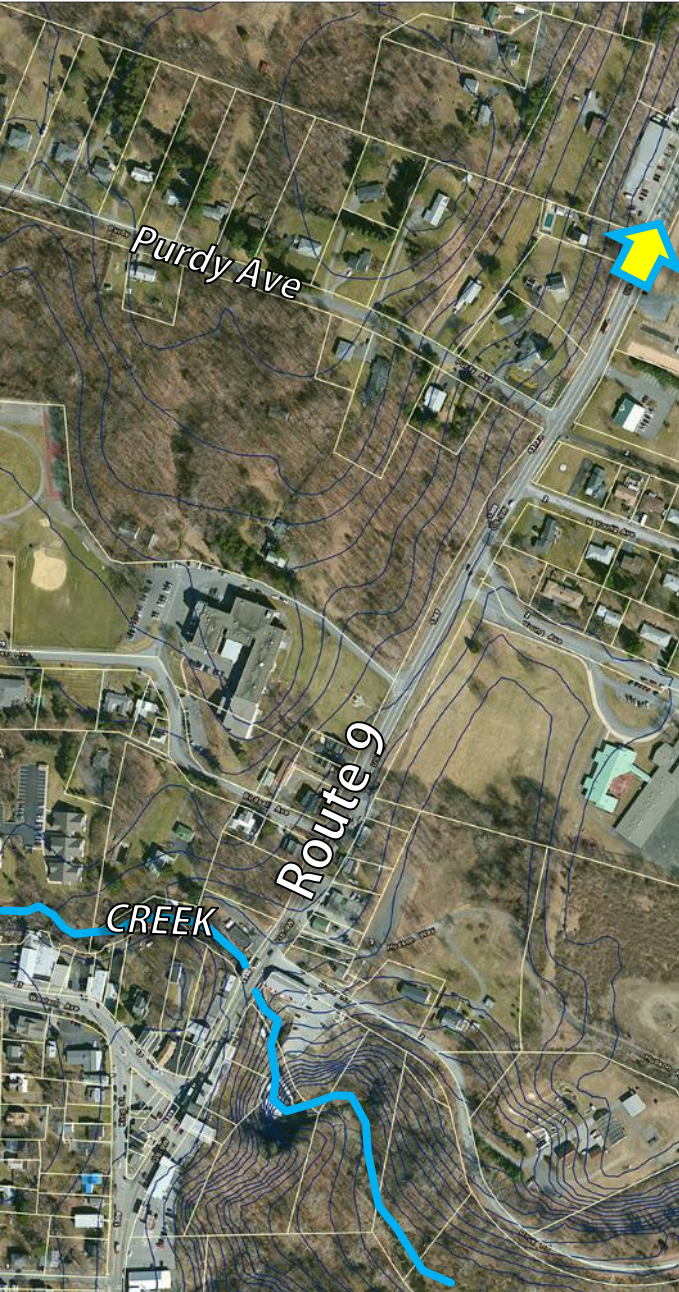
Stone Wall Theme for Corridor?

- Attractive stone wall, theme can be continued along corridor.
- Steep slopes on left, rock outcropping.
- Consider bike and pedestrian options:
 - Shared-use path possible?



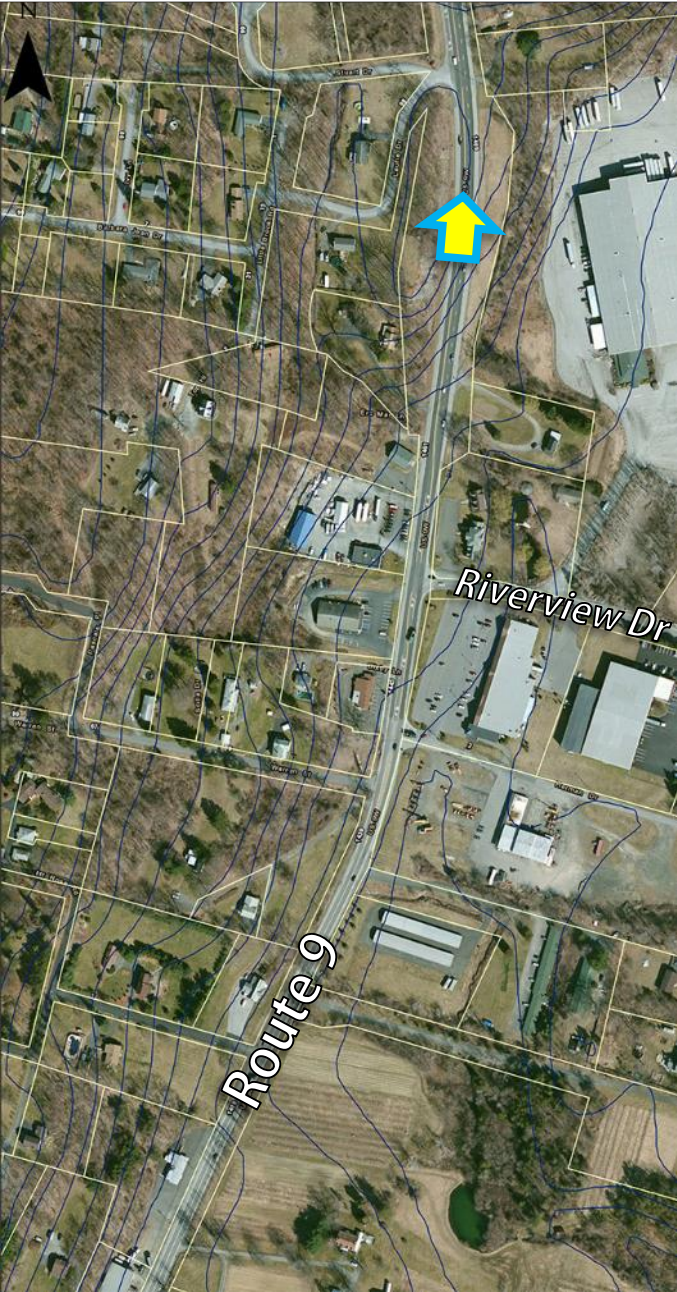
Agriculture

- Stone wall should be continued, repaired.
- Nice farm stand, could be highlighted.
- Space for shared-use path?



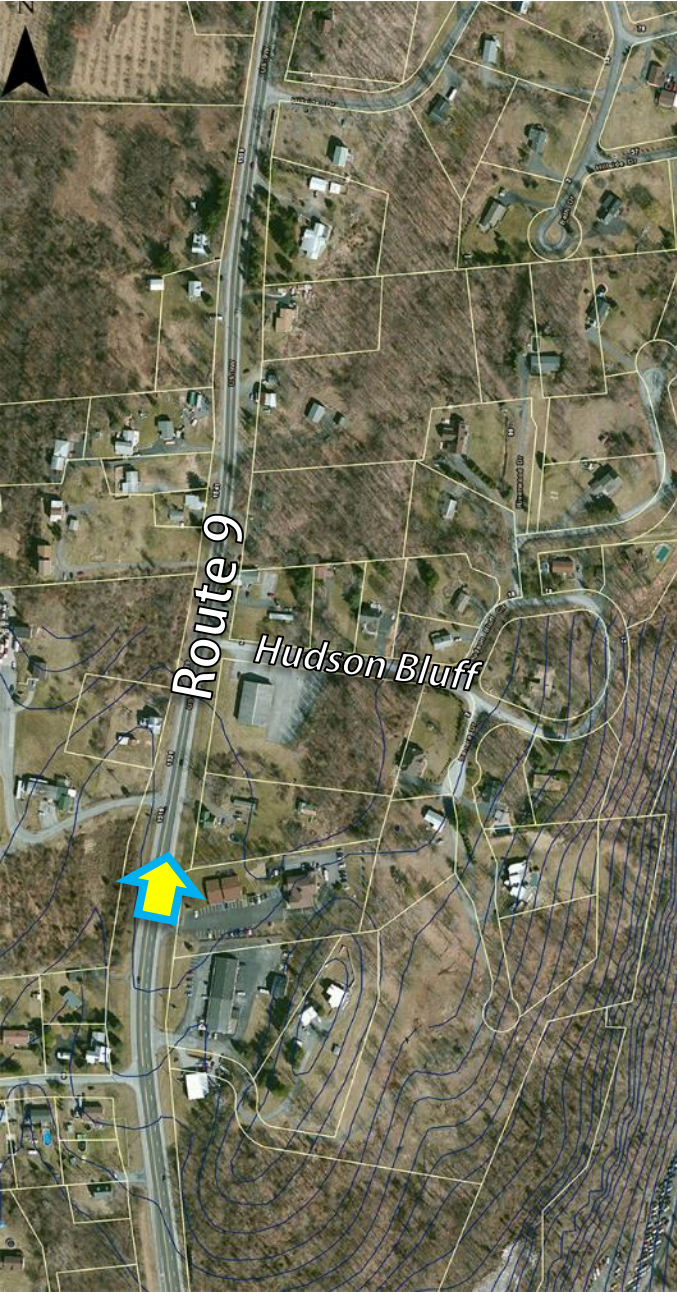
Open up views

- Organize corridor—parking, bike/pedestrian space, travel lanes.
- Attractive orchard on right, could limb trees along road top open up views of this resource.



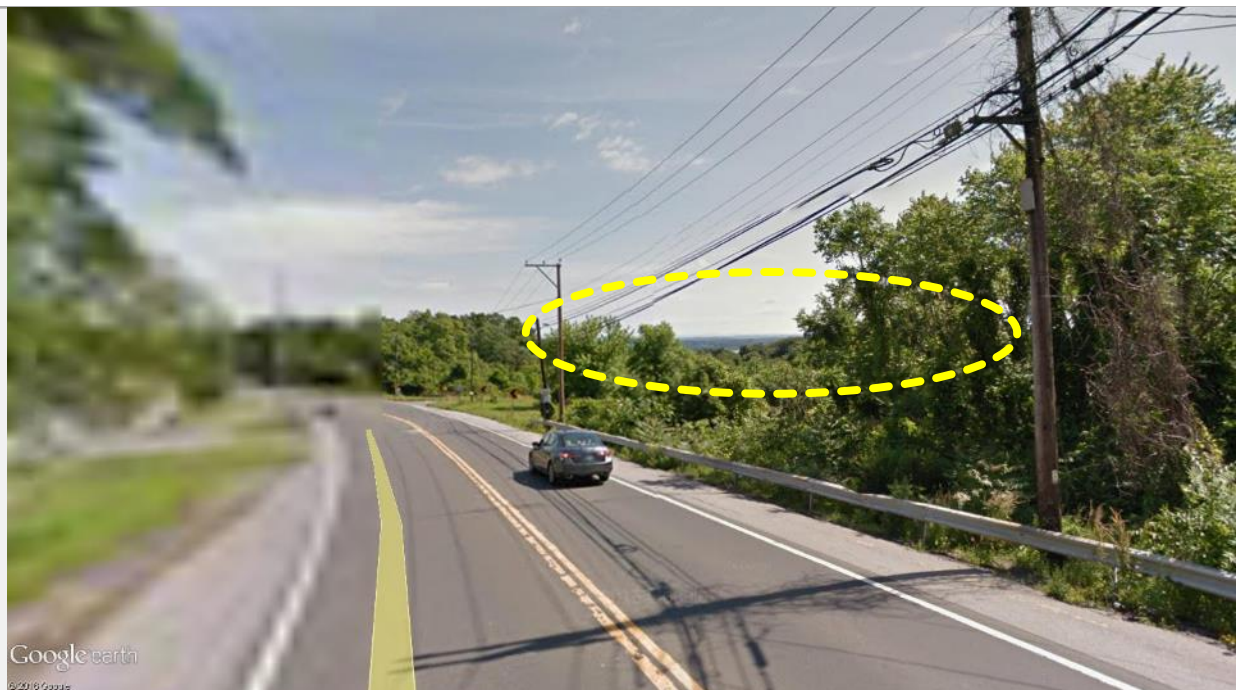
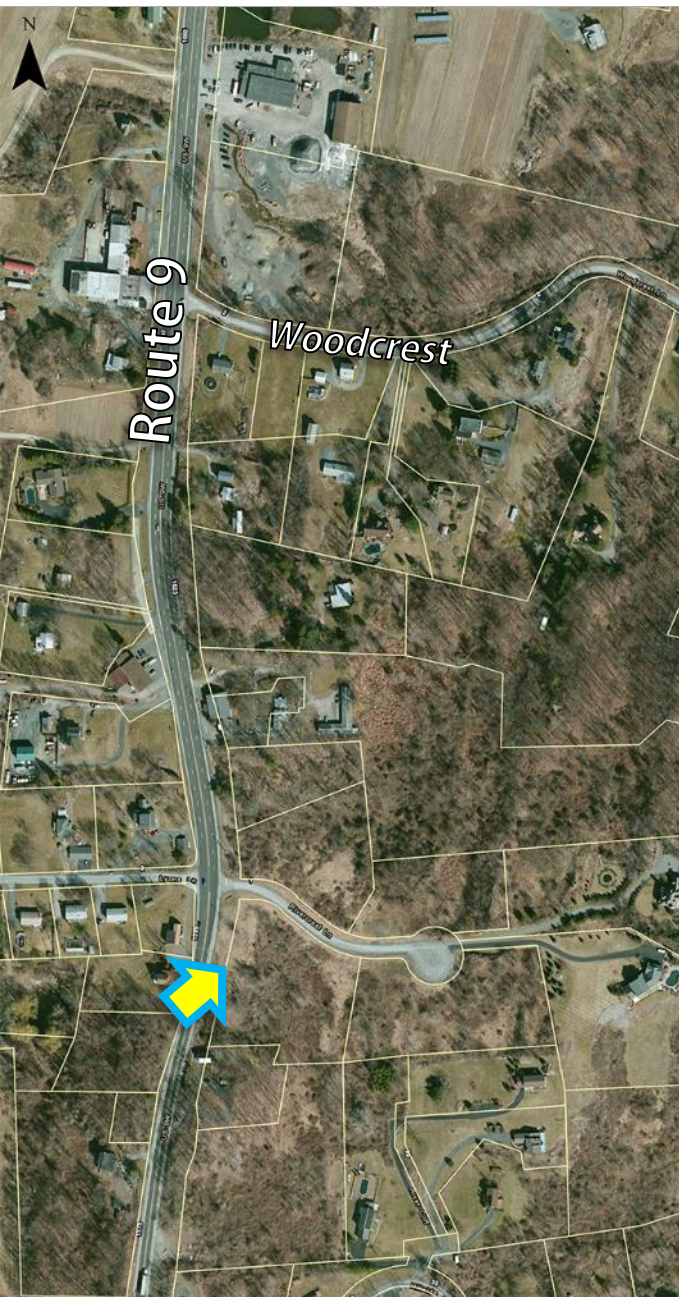
Climbing lanes

- Lots of room here to accommodate



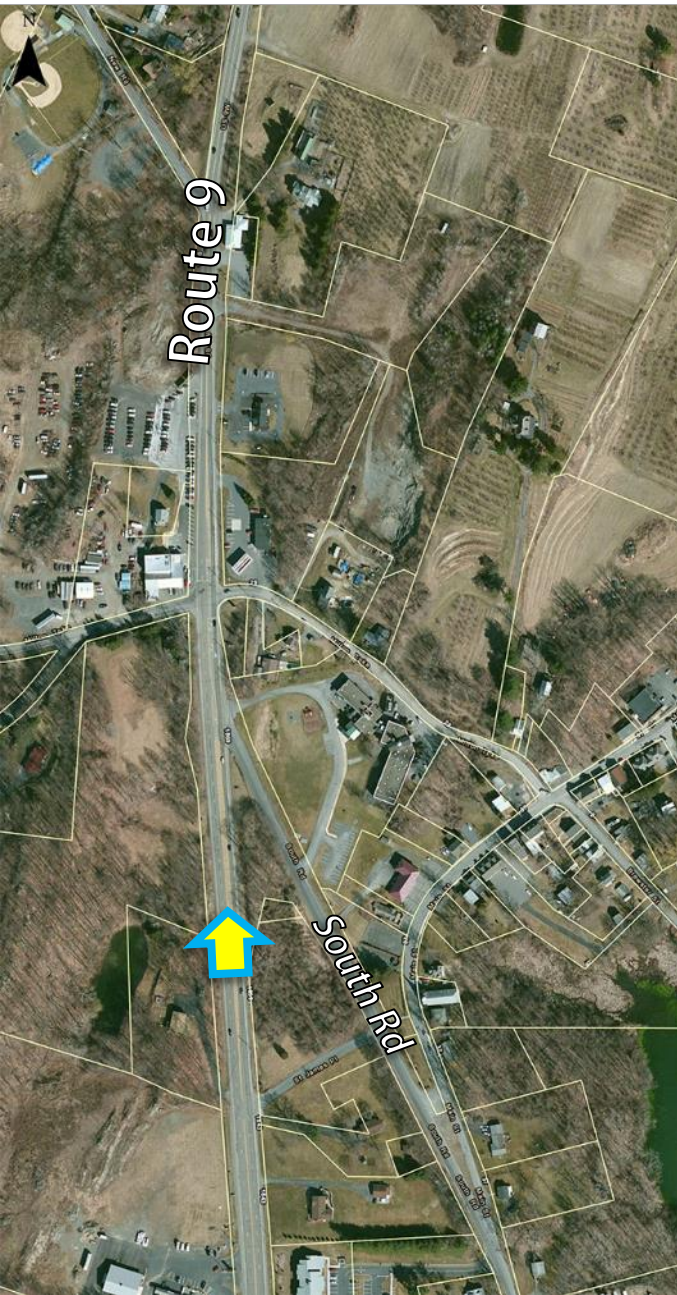
Wine trail branding opportunity

- Potential for a branding / theme for area's farms and vineyards.
- Bring vineyards to road?
- Farm-to-table opportunity in old farmhouse?



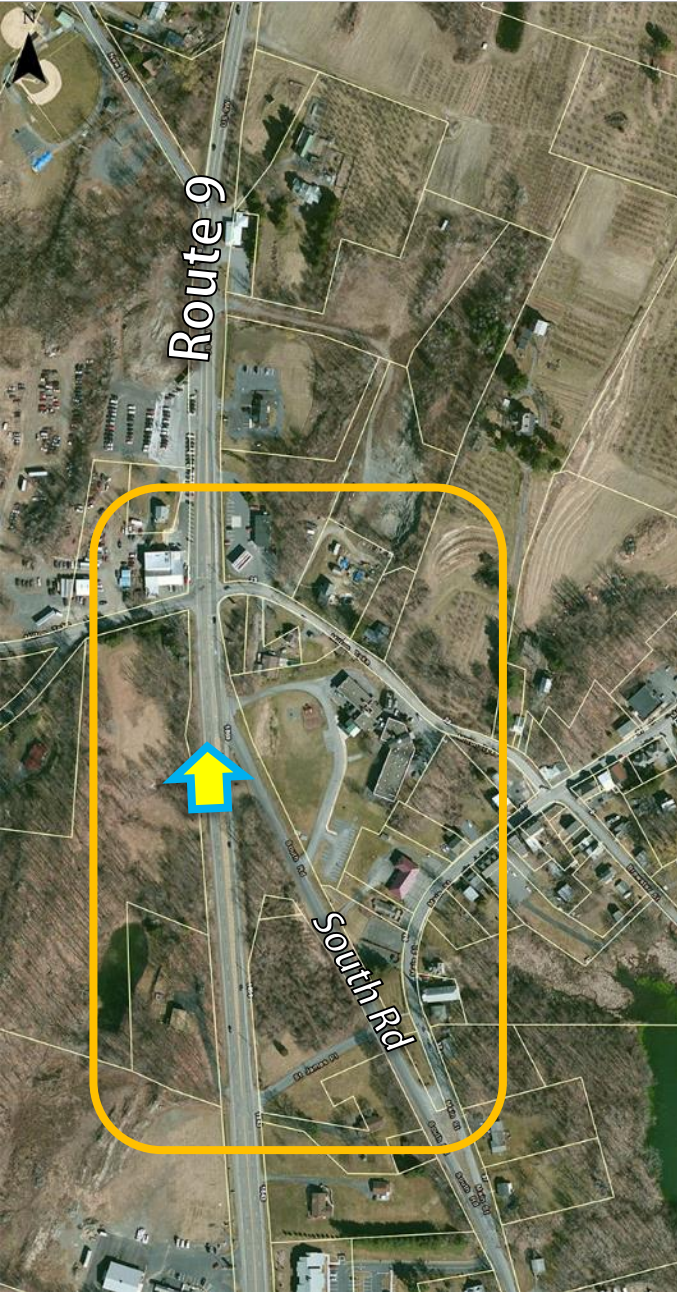
View to northeast

- View at overlook.
- View could be expanded with selective tree trimming.
- Approaching 4-lane section



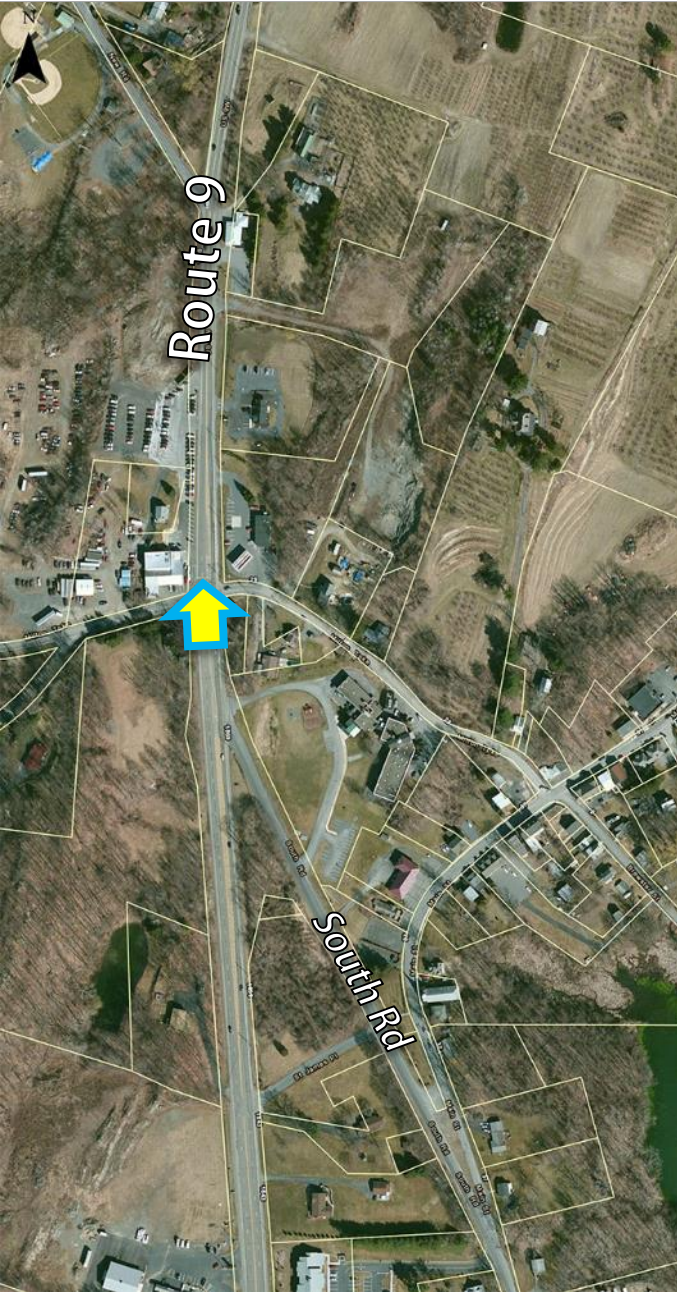
Approaching Milton Hamlet

- +/-64' total paved road width.
- Consider redesign pavement area



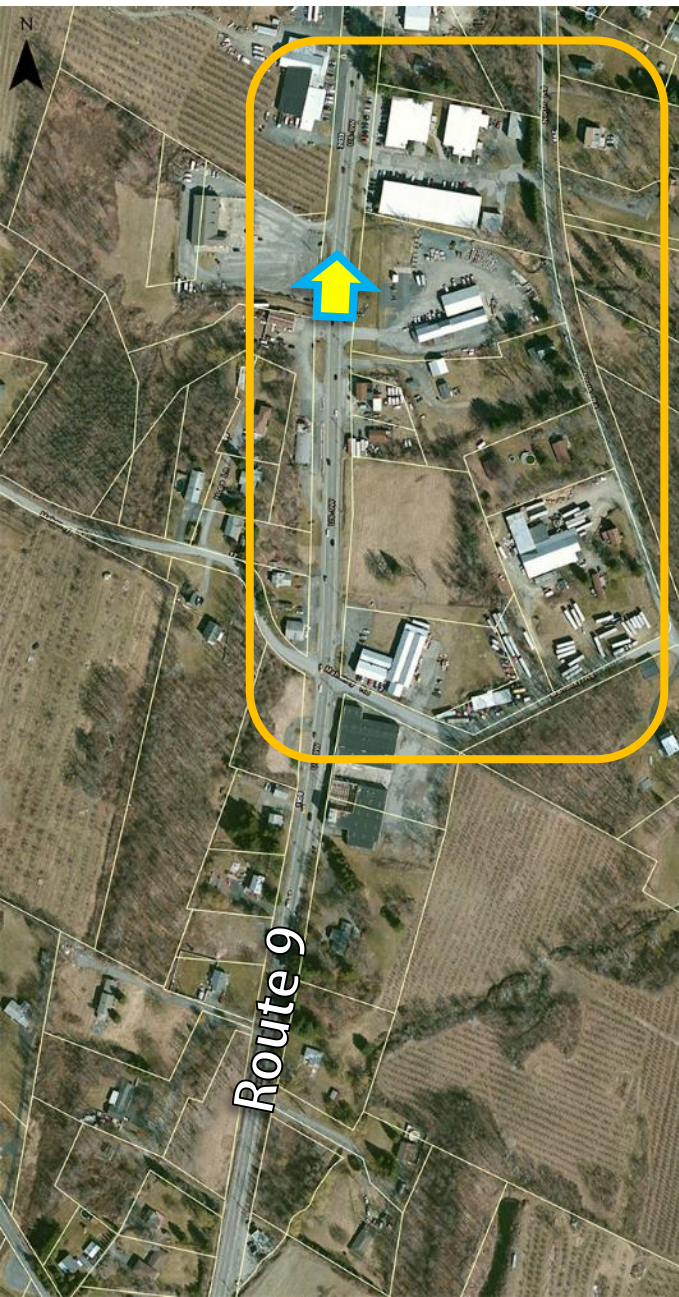
Intersections

- Odd roadway/intersections.
- Consider redesign of configuration.
- Opportunity to create town green and simplify entire highway design



Intersection

- Pedestrian crossing difficult.
- Could become much more attractive with improved/ alternative intersection design



Economic Development: Light Industrial/AG-Eco Park?

- Create identity
- Capture market opportunities
- Develop/coordinate master plan—access, internal circulation, design vocabulary



Transportation System Design Can Affect Land Use

- Highway-oriented design encourages highway-oriented land uses
- Pedestrian-oriented design encourages pedestrian-oriented land uses



Traffic calming by design



Highway corridor laneway allocation

Image courtesy Minneapolis Star Tribune © 2016 Used with permission.





Linkages: If you build it they will run





Access Management



Before



After



Design Guidelines / Form-Based Codes

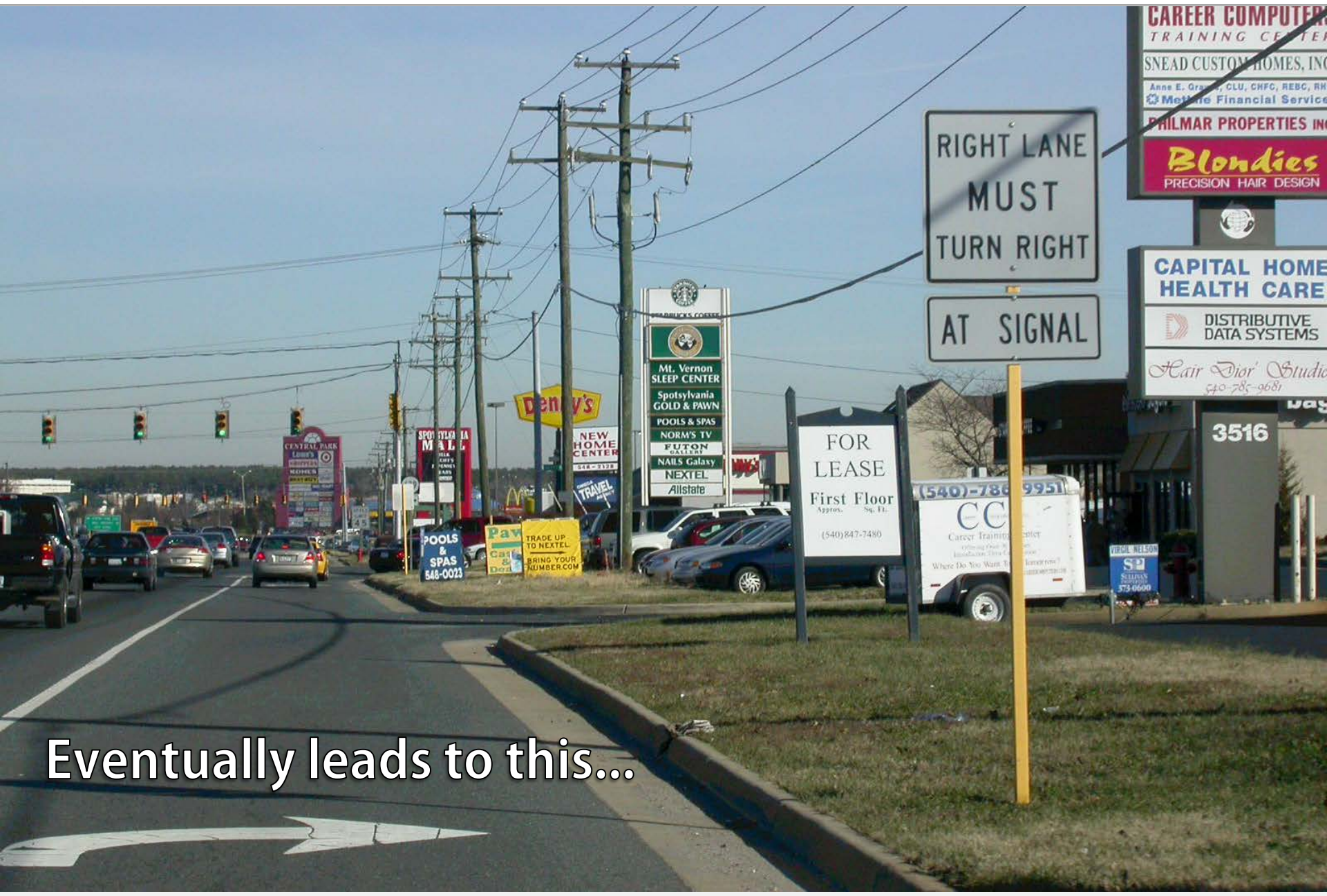
- **Emphasizes attractive design**
- **The land use is not as important as how it looks and works in the community**
- **Potentially more flexibility in uses**



Conventional Zoning

This approach to zoning often allows undesirable character.





Eventually leads to this...



Proscriptive Codes

Mostly tells you what it doesn't want. (Don't know what you are going to get!)

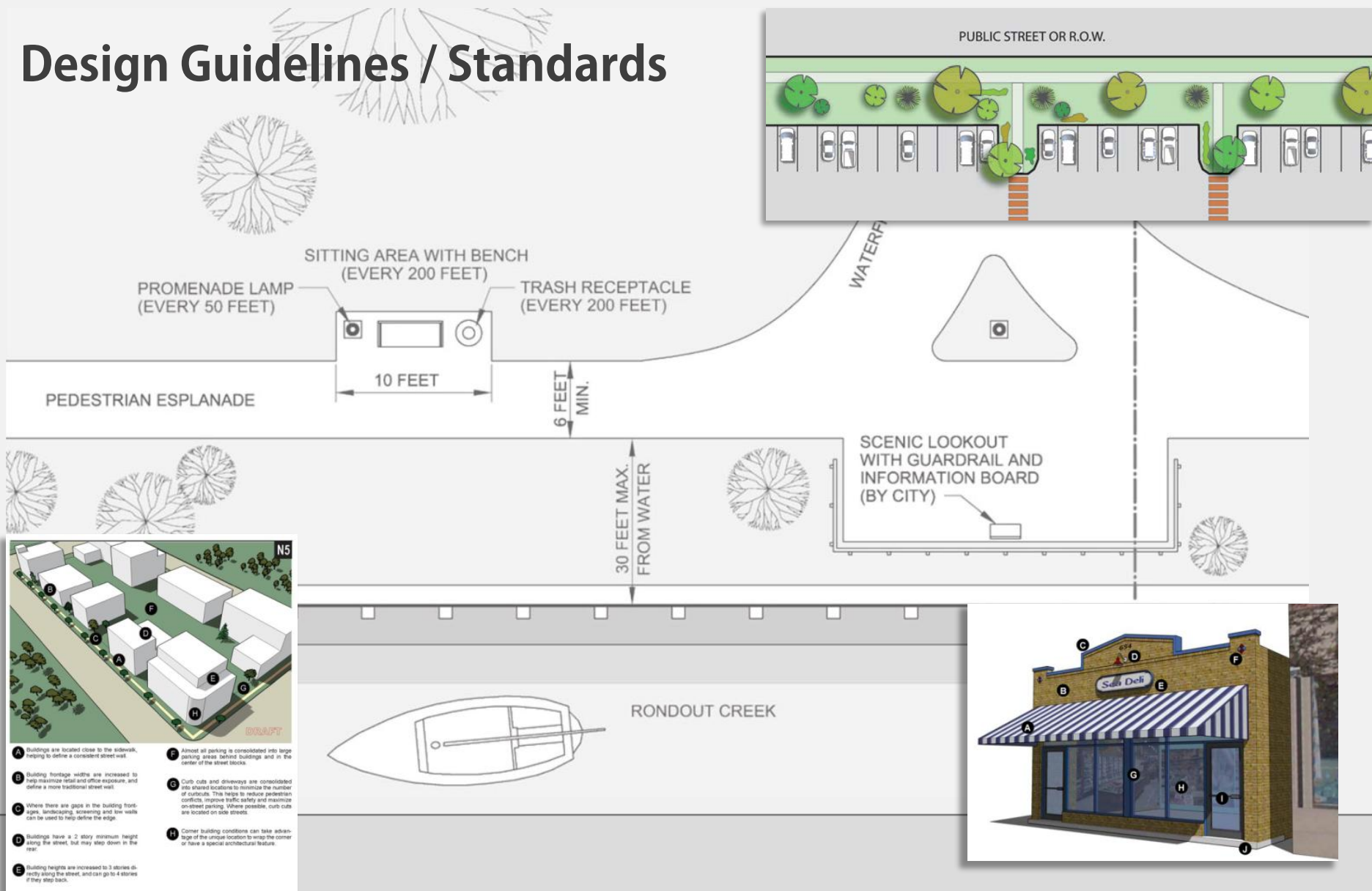


Prescriptive Codes

Mostly tells you what it does want. (More likely to get what you want!)



Design Guidelines / Standards





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Common Auto Dealership





Car Dealership...with Design Standards





Marlborough, NY

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Bank with drive-thru



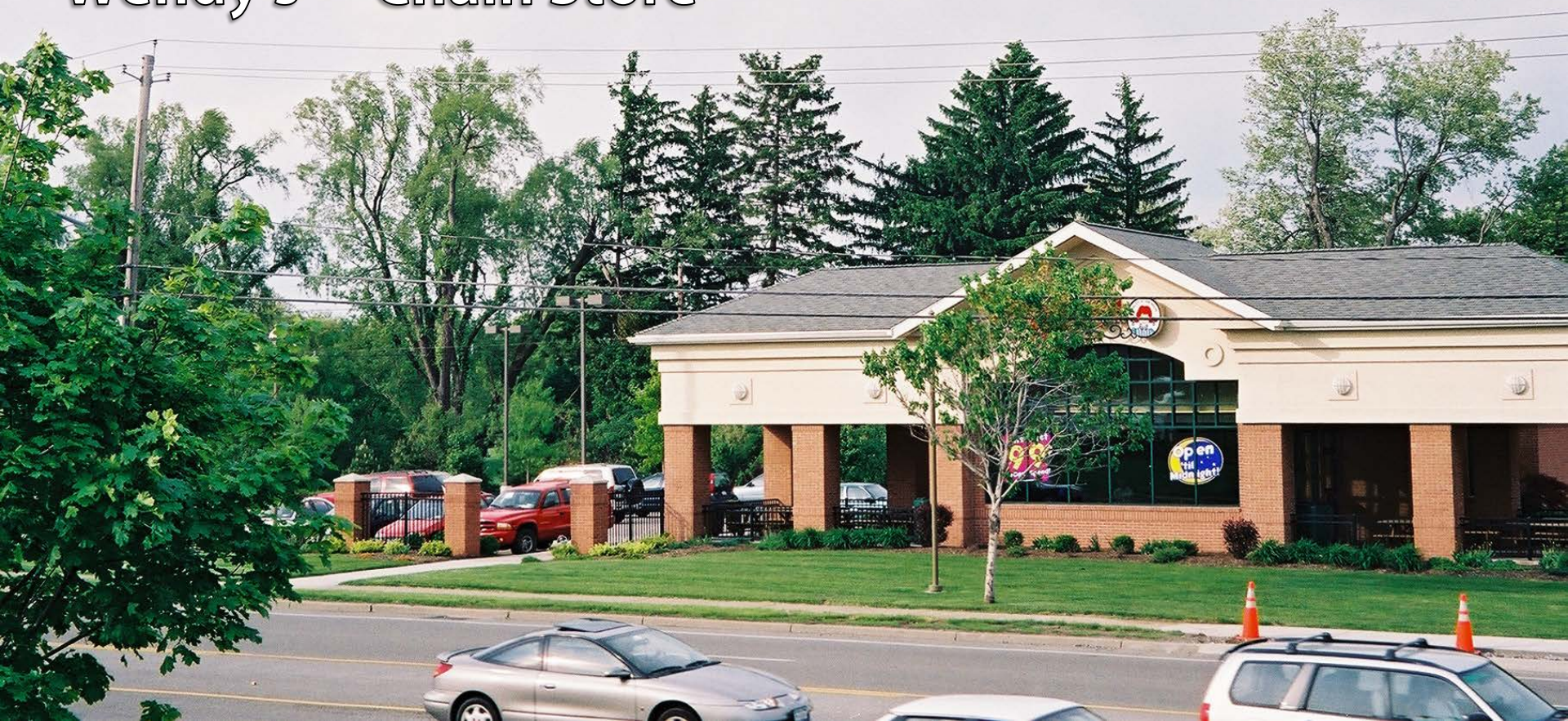


Supermarket





Wendy's "Chain Store"





Prescriptive Codes

“Cities have to move to a new system. They should look at the streets they like and the public spaces they like and then write the rules to get more of what they like and less of what they don’t. Conventional zoning doesn’t do that. It just gives a use and a density and then hope for the best.”

– Peter Katz



Marlborough, NY

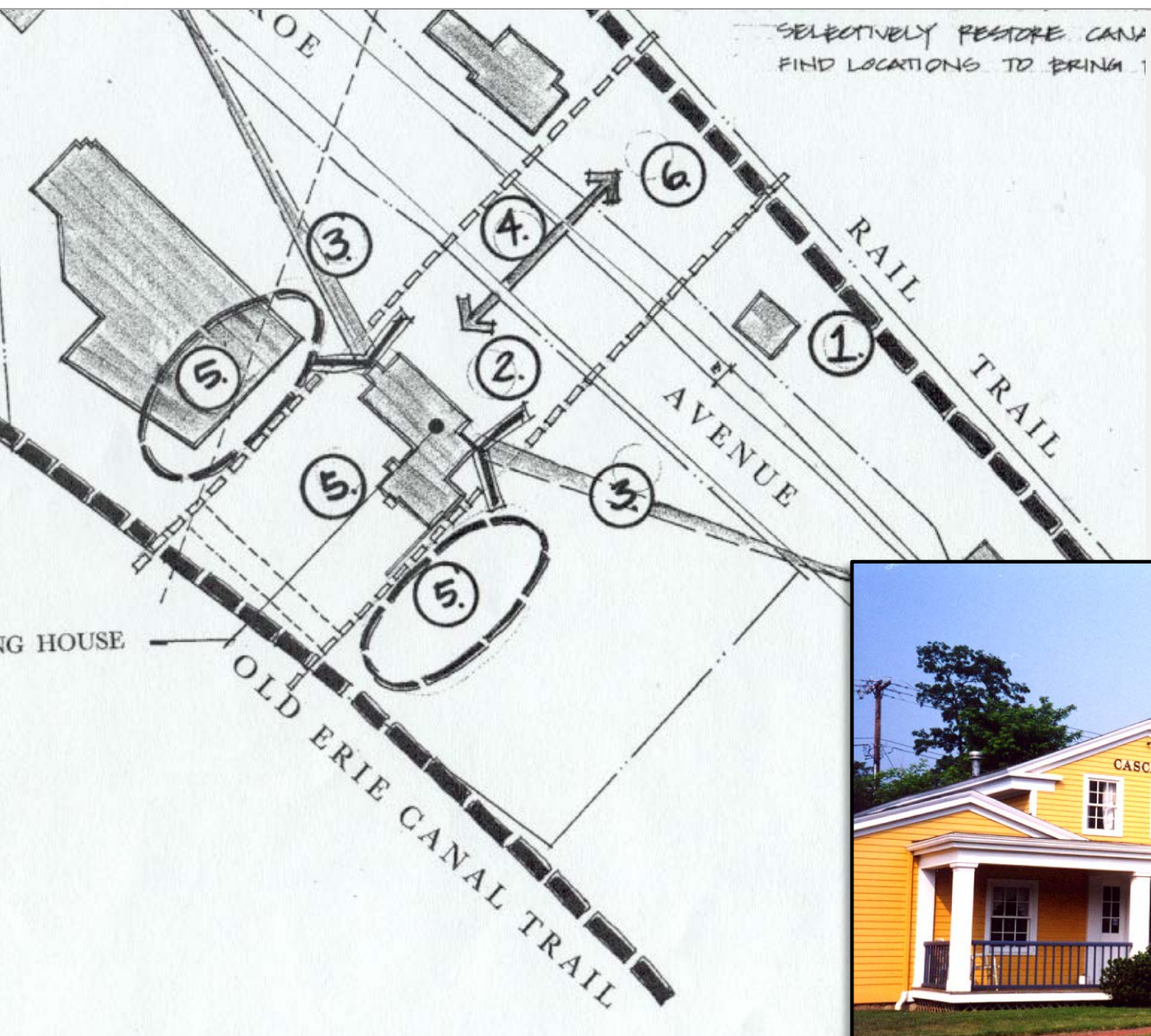
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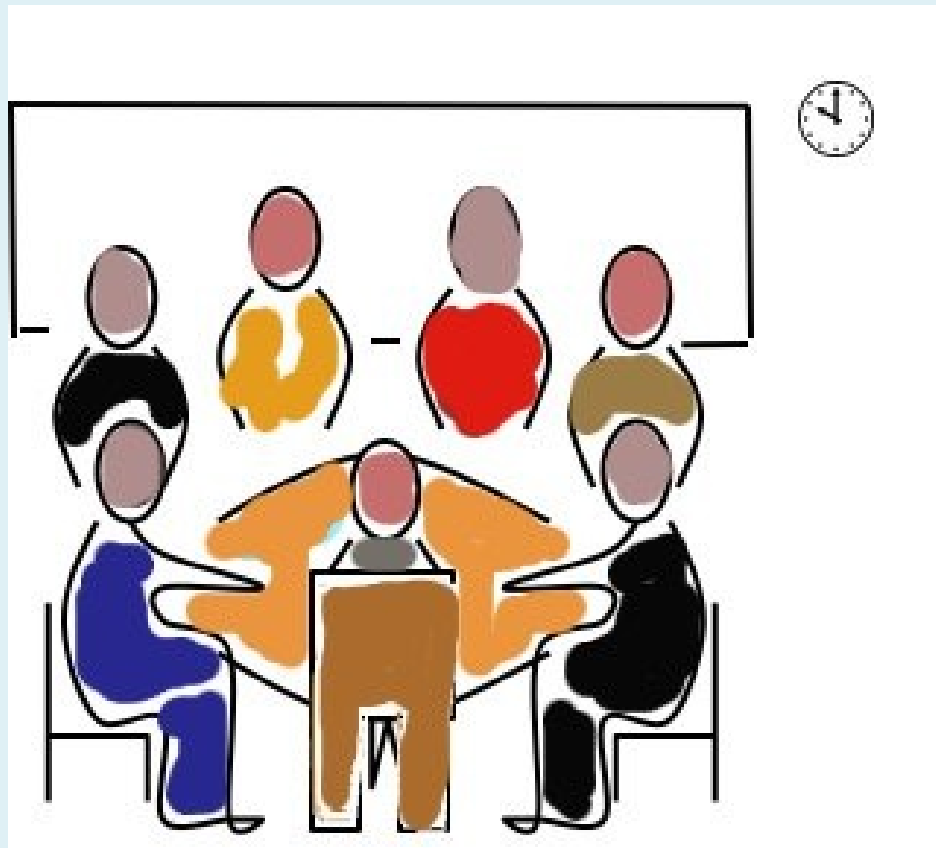
Historic Preservation

Linda Mackey

NYS Parks, Recreation and Historic Preservation



Break Out Discussion Groups





Example Land Uses to Consider

- Value-Added Agricultural Uses
- Health and medical services
- Lodging, restaurant, bar, cafes, conferences
- Automotive-related (vehicle sales, auto repair)
- Industrial / light industrial / warehouse
- Ag-Eco-Industrial park (waste becomes input supply)
- Arts-related uses



Stay Involved!

**Community Forum #5:
Planning For Agriculture (Rescheduled)
March 9th, 6:30 - 8:30 pm
Frida's Bakery, Milton, NY**

Thank you for coming tonight!



Thanks (from the future).



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