



# 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



# Marlborough, NY

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# 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

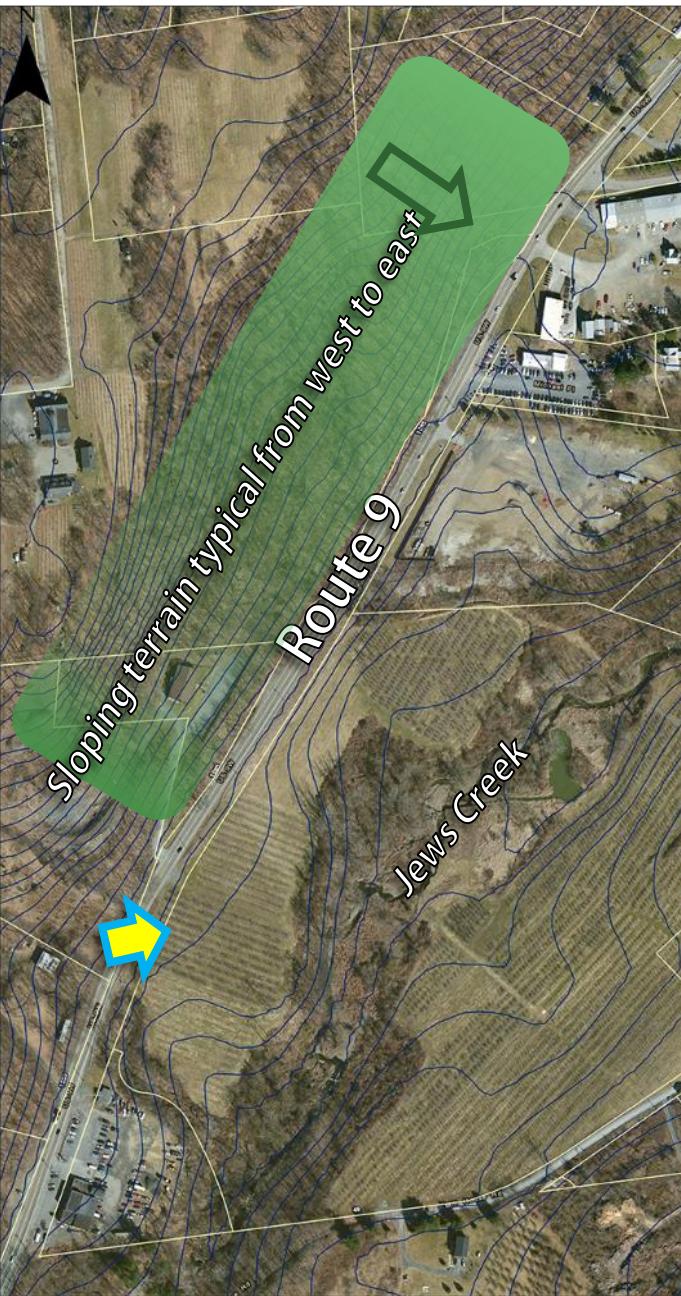


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Town of Marlborough  
Town of Newburgh



## 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



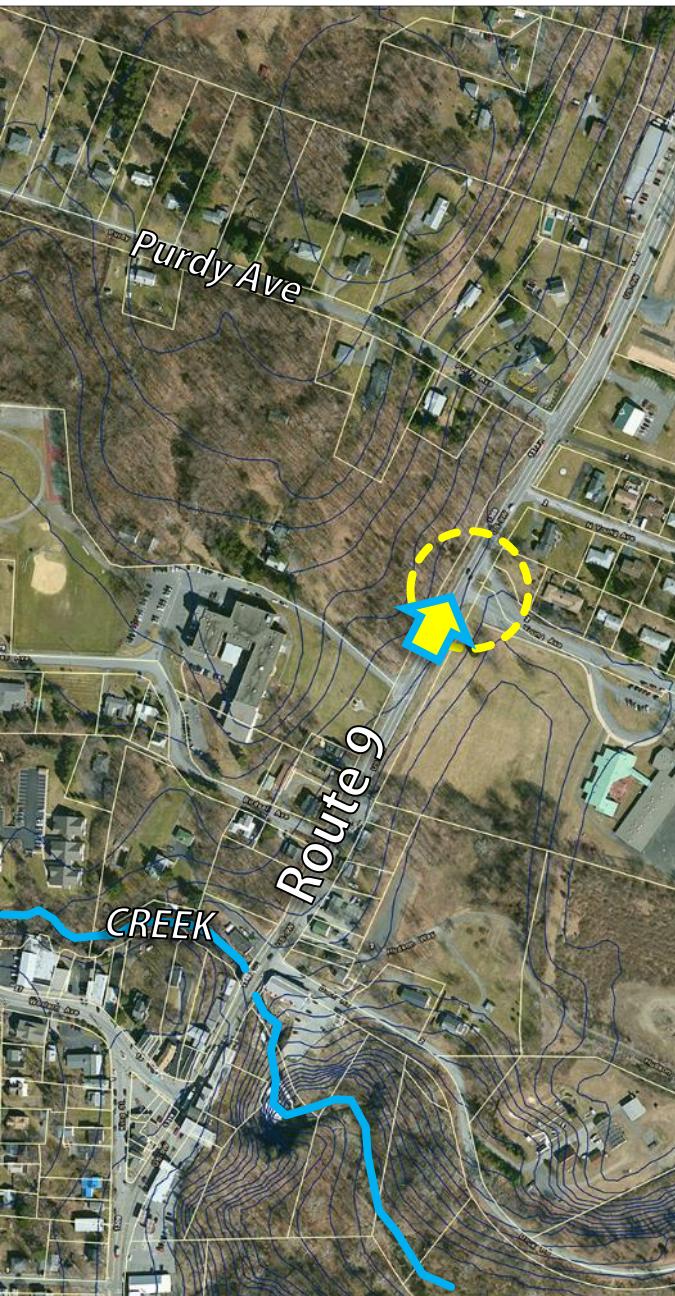
## Opportunity

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



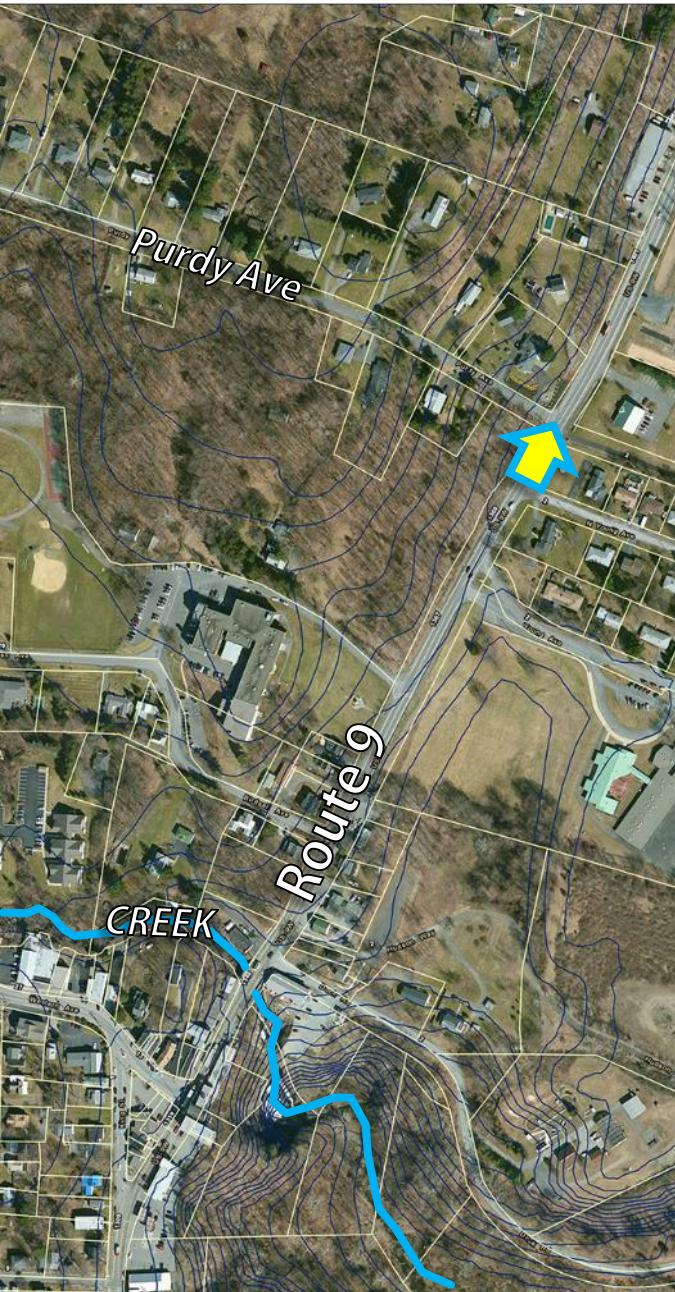
## Hamlet Center

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



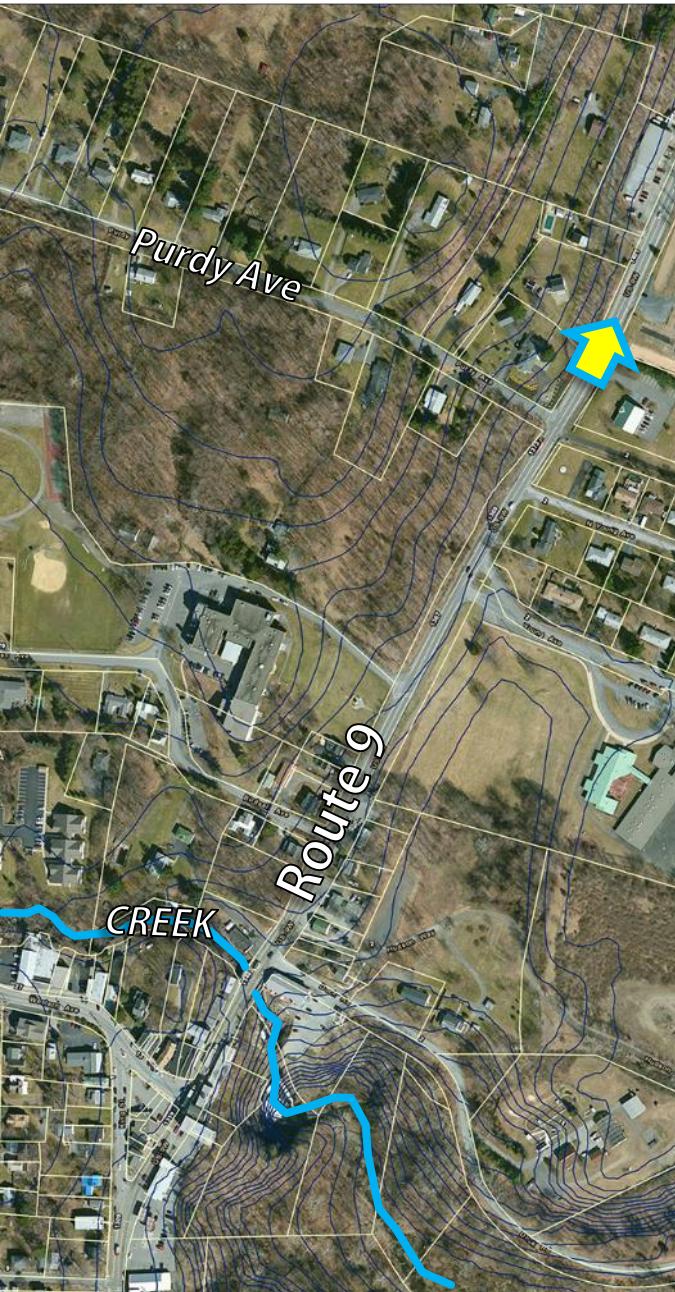
## Northern Hamlet Gateway

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



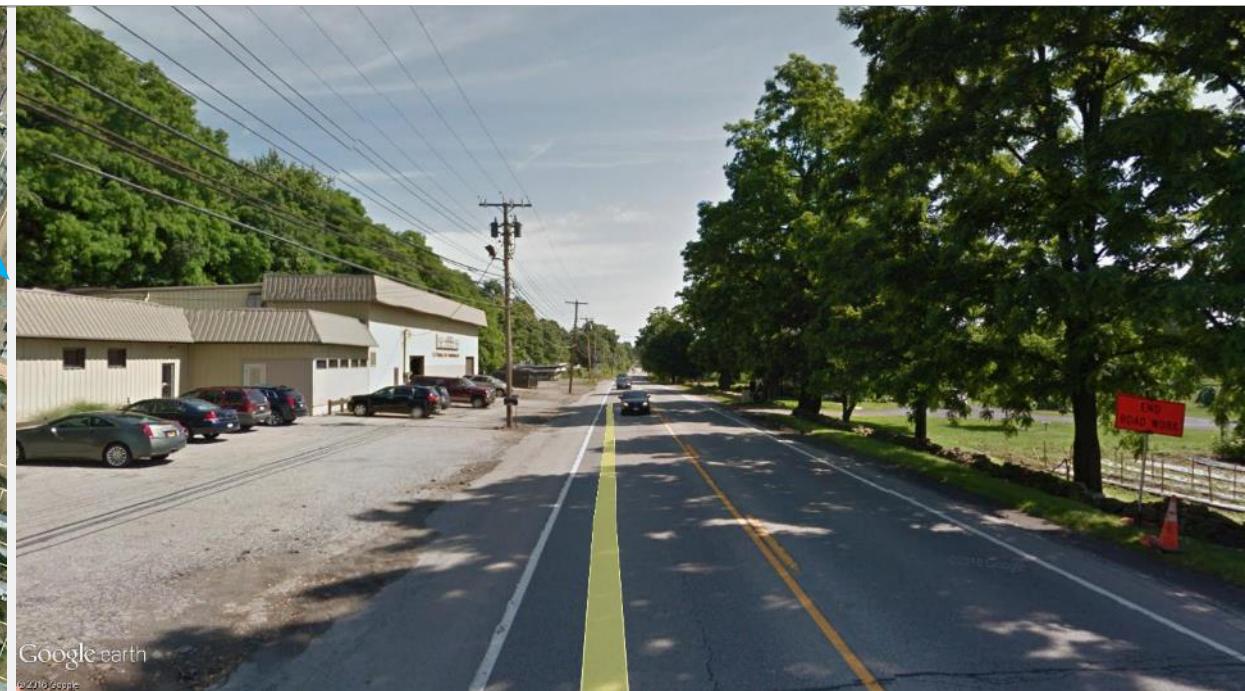
## Stone Wall Theme for Corridor?

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



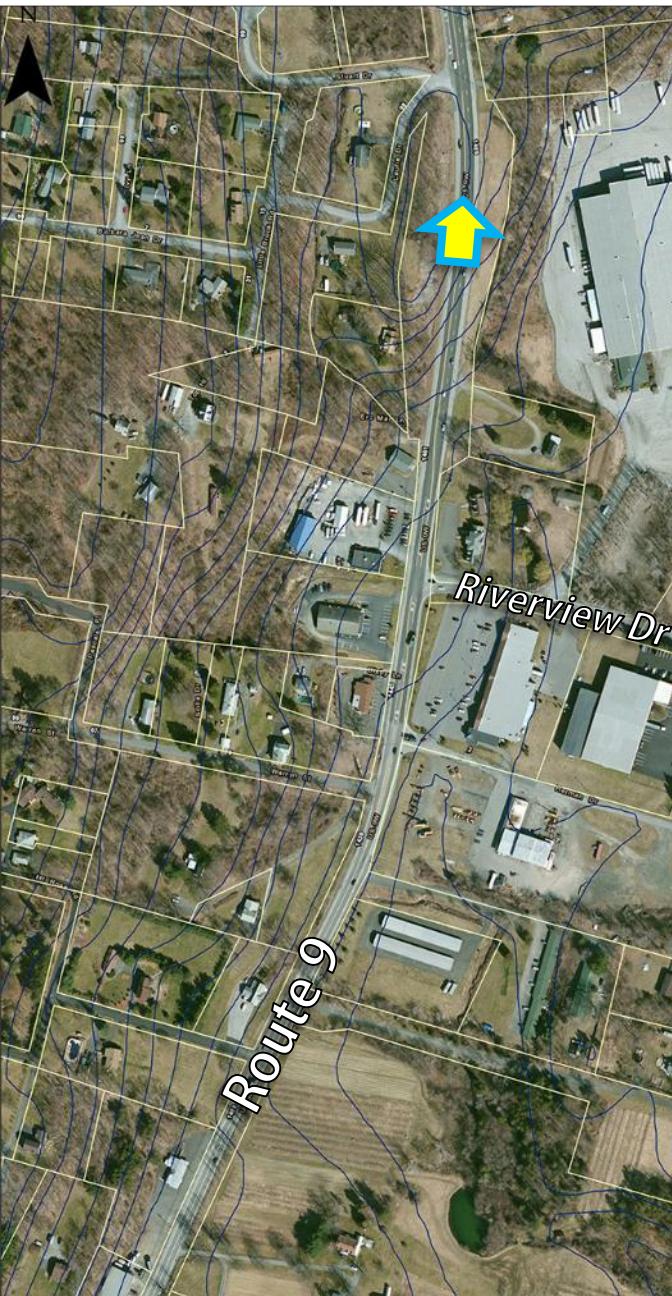
## Agriculture

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



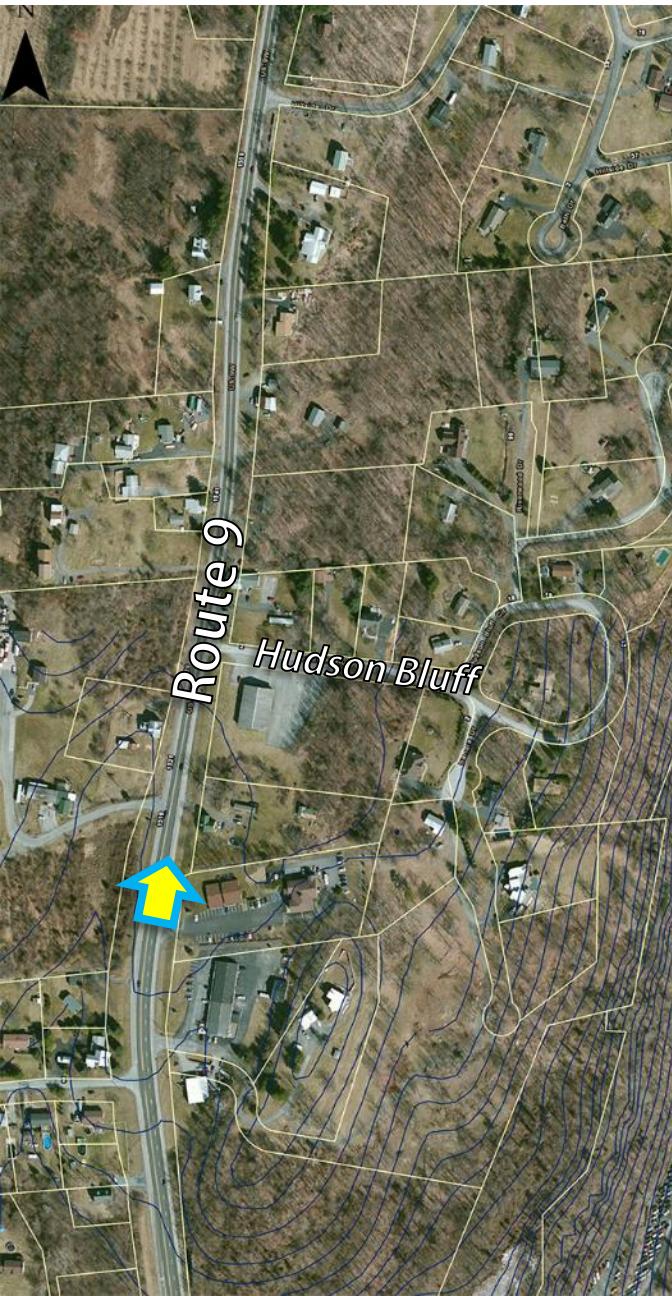
## Open up views

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



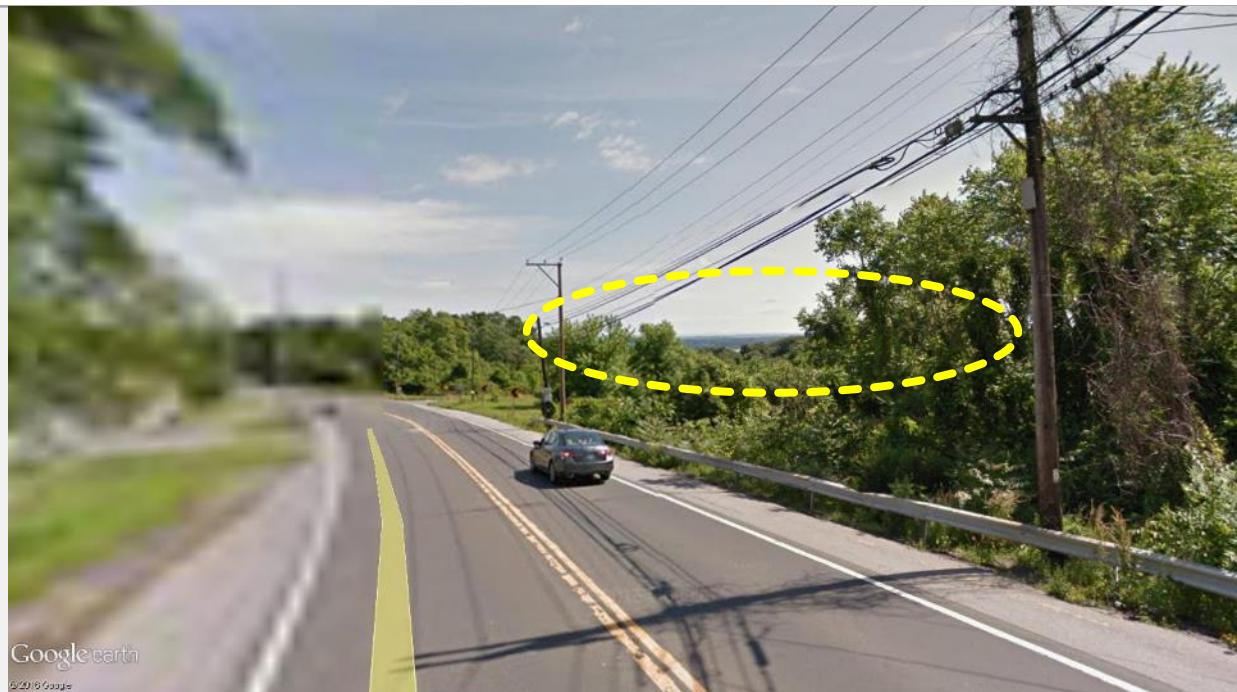
## Climbing lanes

- Lots of room here to accommodate . . . .



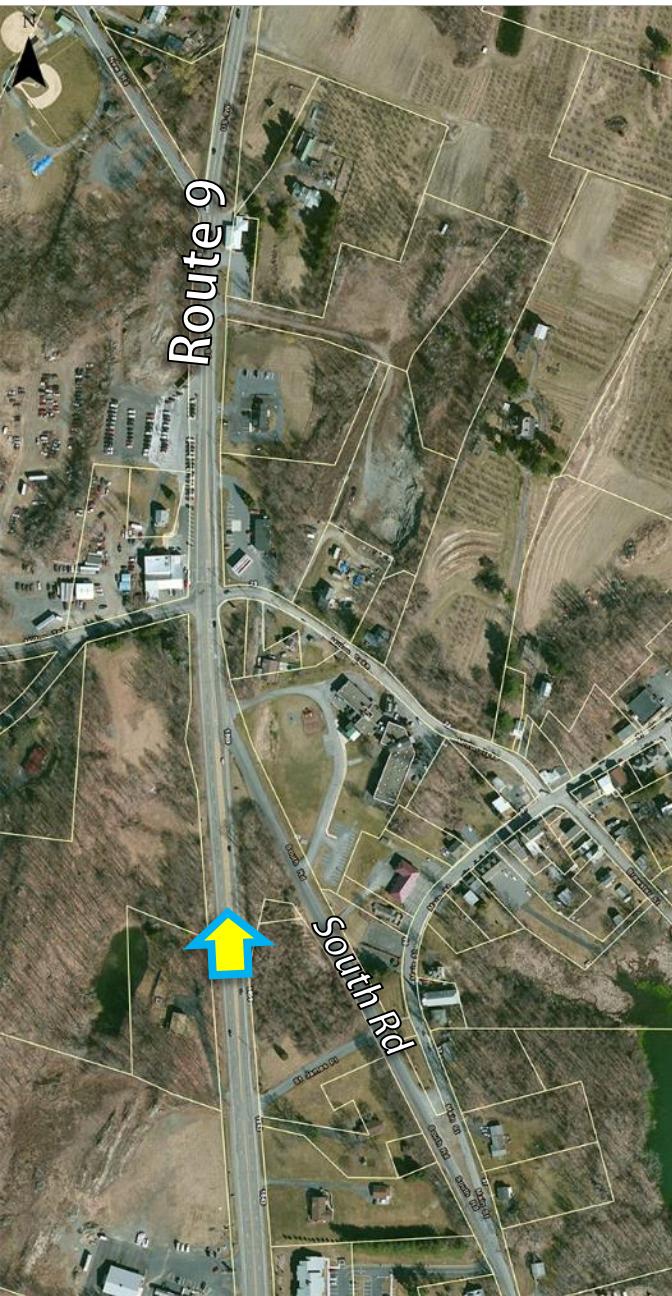
## Wine trail branding opportunity

- 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



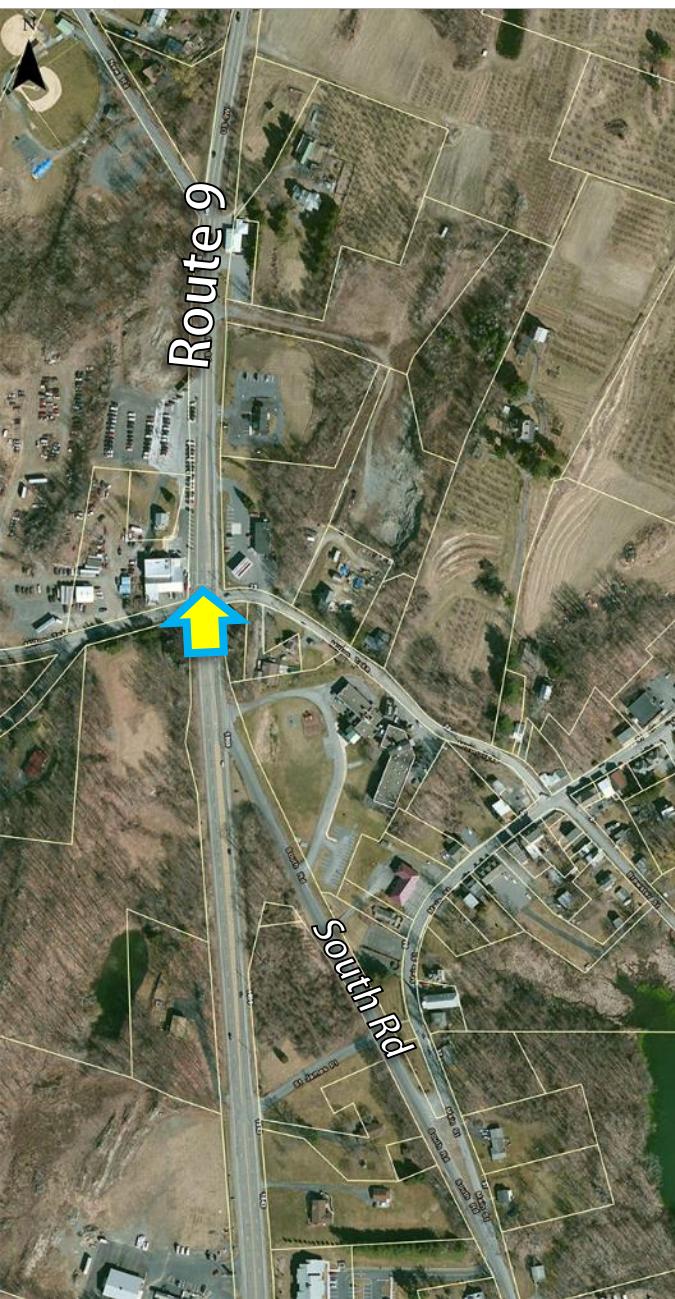
## Approaching Milton Hamlet

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



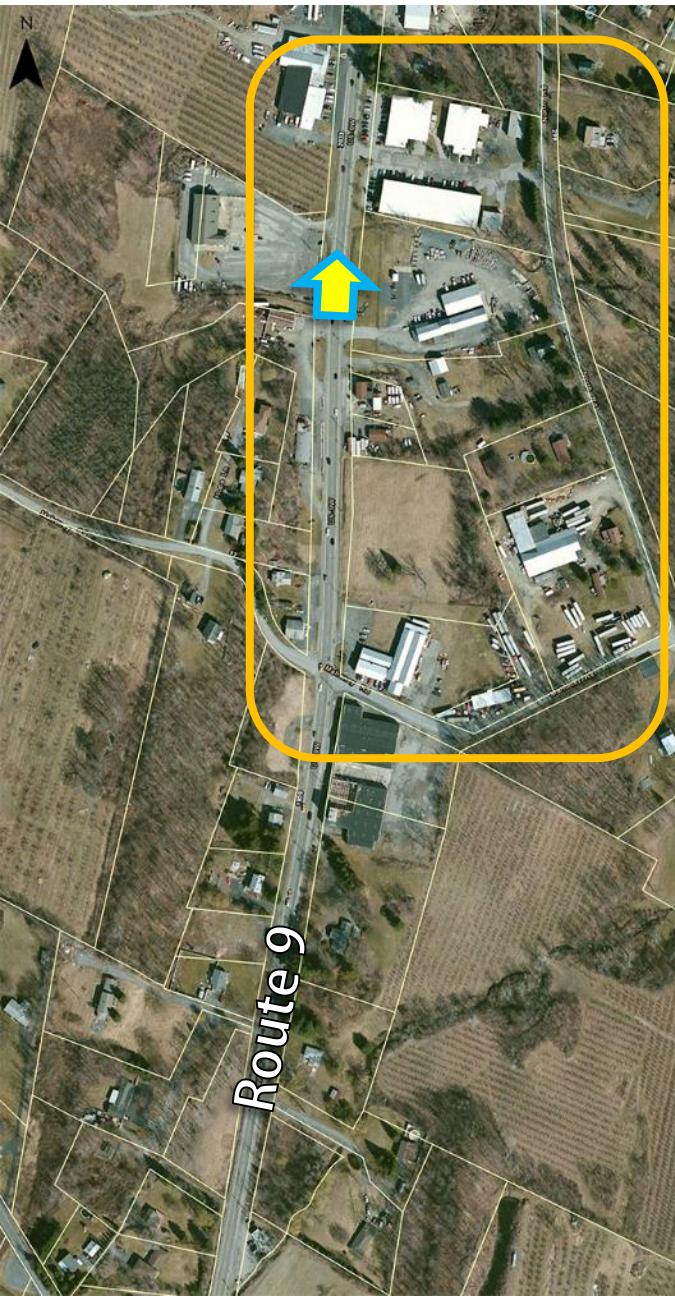
## Intersections

- 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



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### Traffic calming by design



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# Highway corridor laneway allocation

Image courtesy Minneapolis Star Tribune © 2016 Used with permission.





### Linkages: If you build it they will run





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## 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.





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## Proscriptive Codes

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

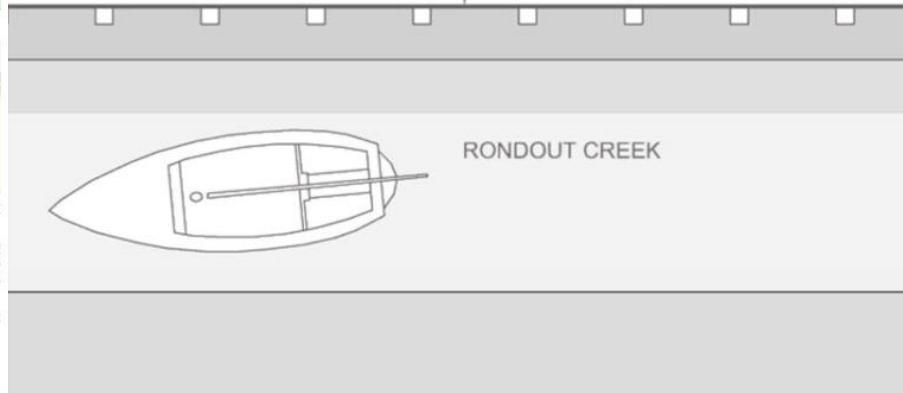
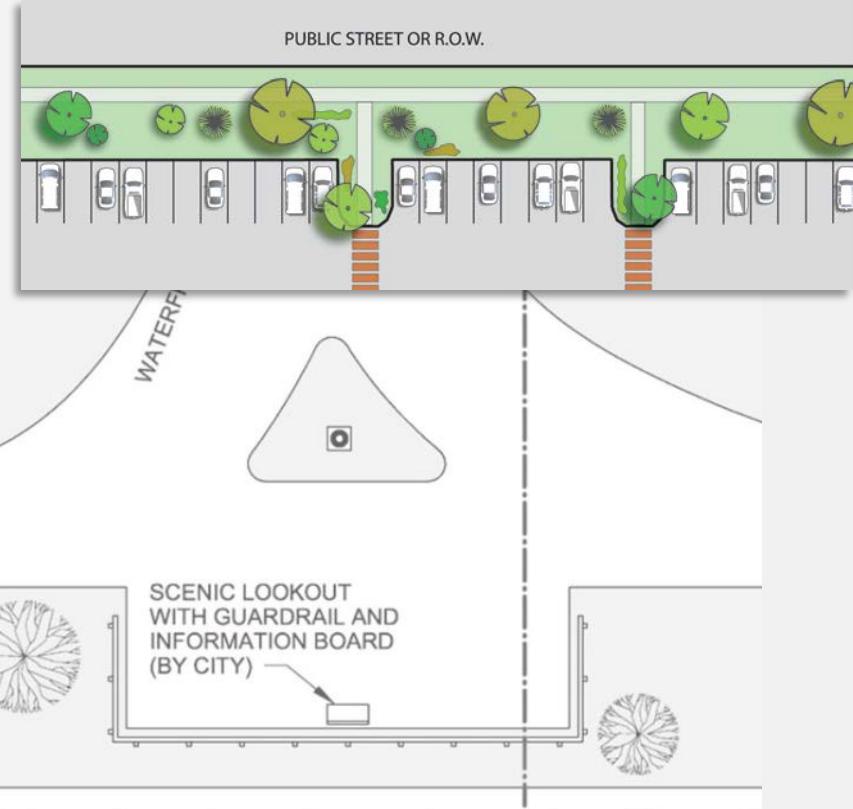
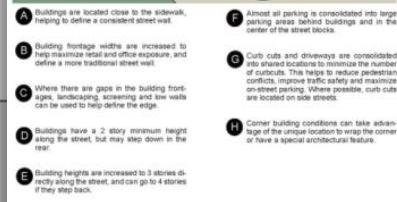
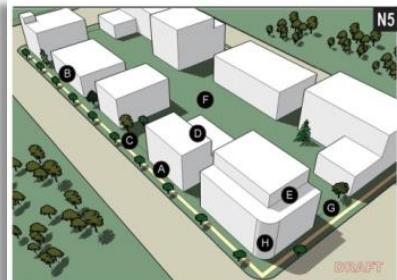


## Prescriptive Codes

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



### Design Guidelines / Standards





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## Common Auto Dealership





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### Car Dealership....with Design Standards





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### Bank with drive-thru





### Supermarket





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### 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



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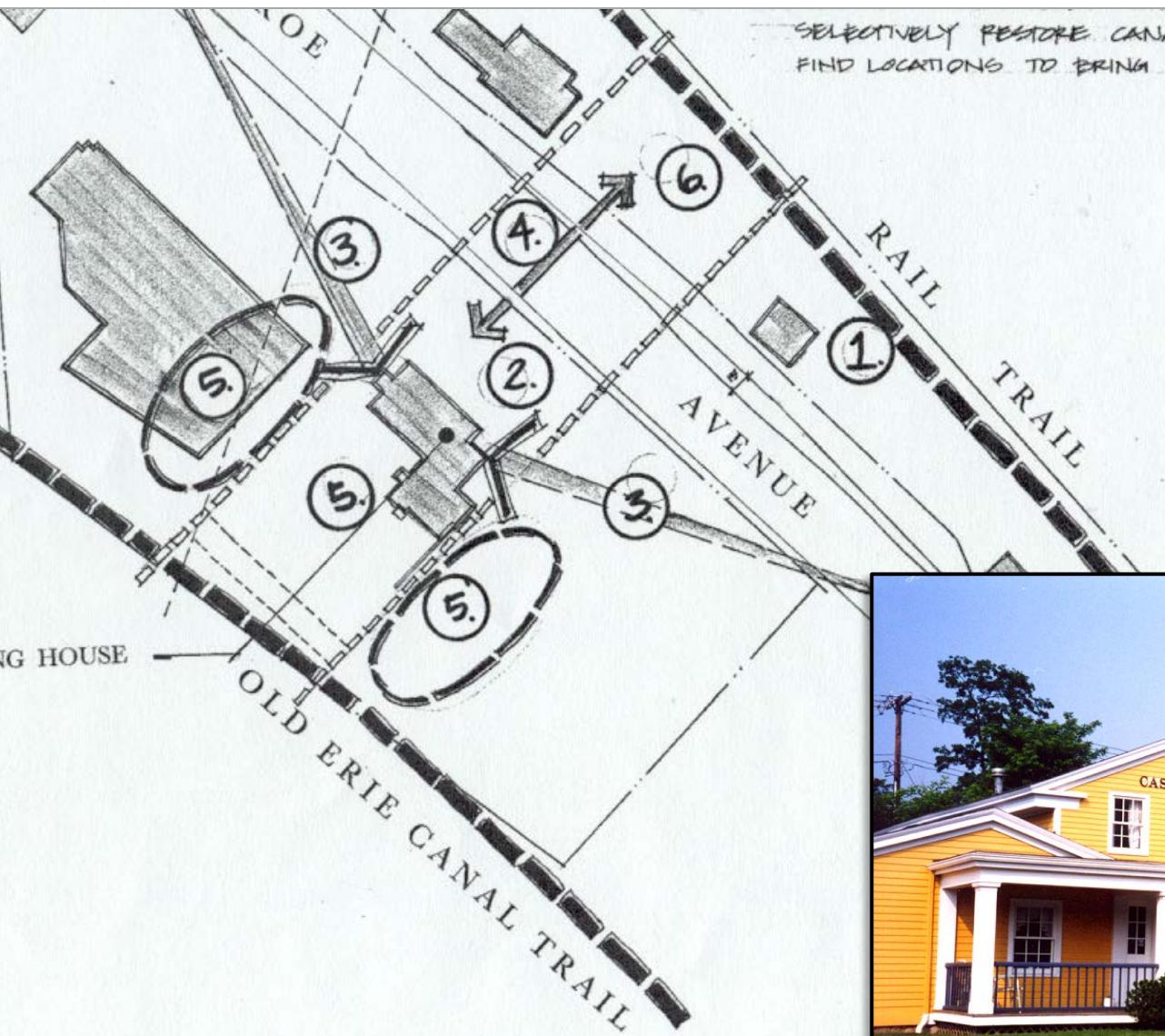
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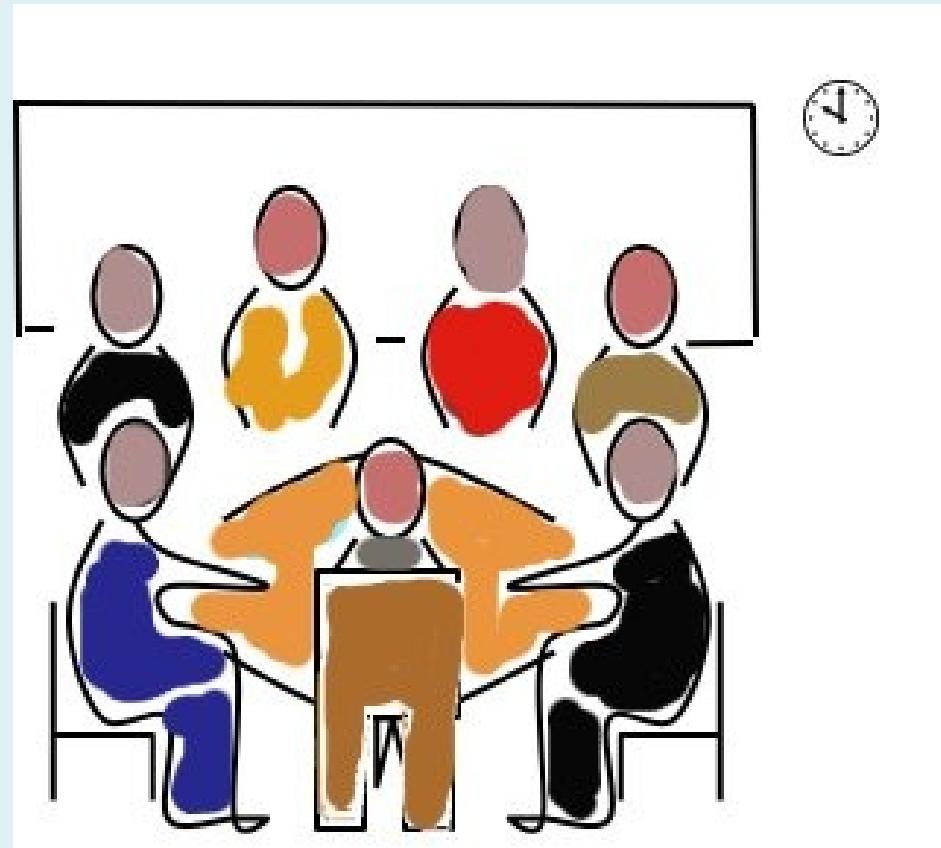
# Historic Preservation

**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 9<sup>th</sup>, 6:30 - 8:30 pm**

**Frida's Bakery, Milton, NY**

**Thank you for coming tonight!**



Thanks (from the future).



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