



Marlborough, NY

Comprehensive Plan Local Waterfront Revitalization Program

Draft Generic Environmental Impact Statement

Public Hearing Presentation

August 14 2017

This report was prepared with funding provided by for the New York State Department of State under Title 11 of the Environmental Conservation Law. The project was managed by the Town of Marlborough. Lead Consultant Behan Planning and Design with Milestone Heritage Consulting for Cultural Resources and Kevin Dwark, LLC for Economic Development.





Thank you to . . .

Town of Marlborough Town Board

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A special thanks and acknowledgements to all individuals, groups and organizations that helped with, and contributed to the development of this plan.

Additional thanks to

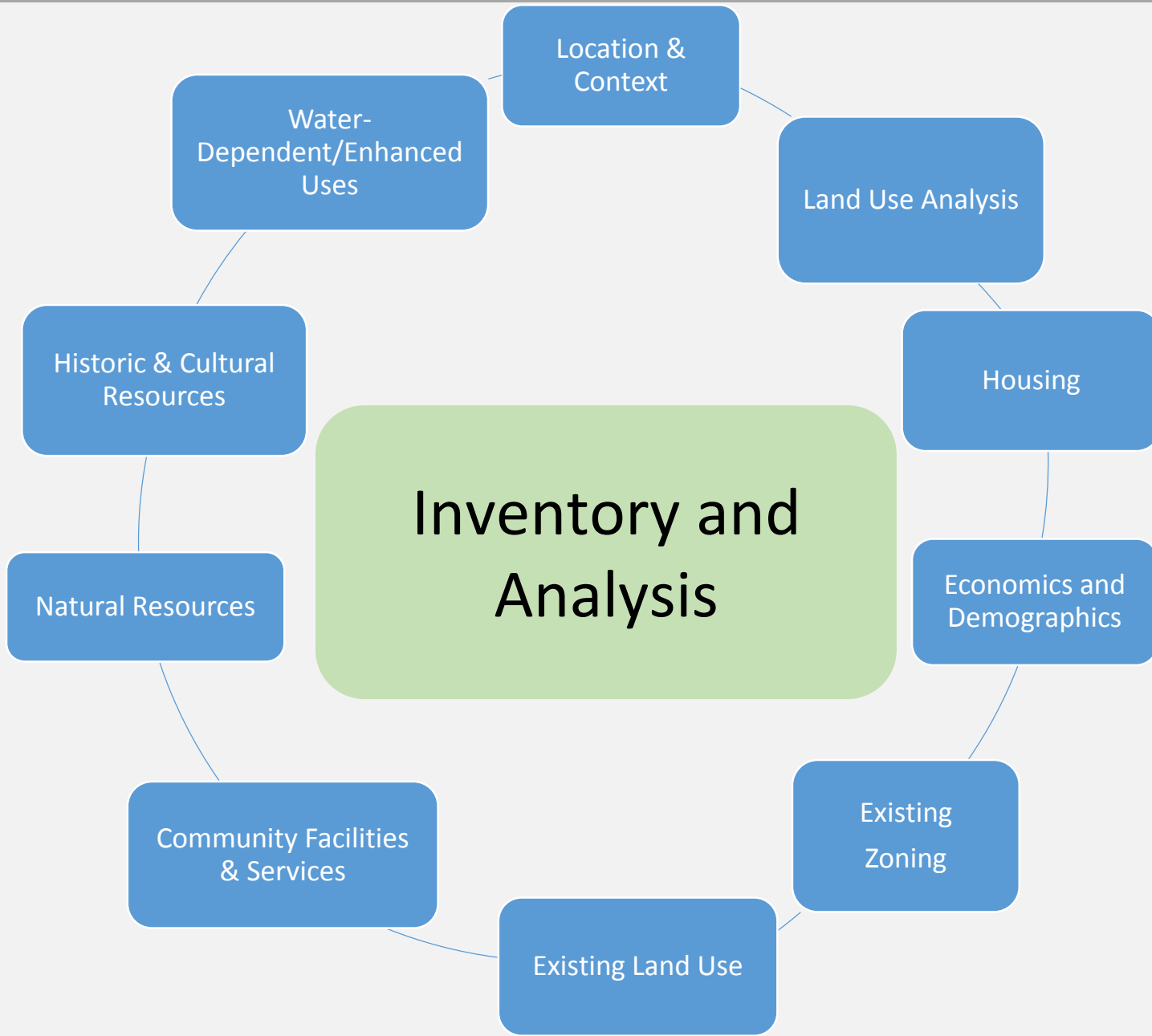
James Garofalo, Matt Kierstead, and Daniel Pinnavaia.



Public involvement:

- Committee meetings throughout 2016 and 2017
- 3 Public meetings
- 4 Community forums
- Economic development meeting
- High school students
- Town website postings







Marlborough, NY

Marlborough is a unique riverfront town that offers a diverse range of business opportunities, cultural attractions and housing options set in a beautiful Hudson Valley landscape where agriculture and history are highly-valued elements of our community and our small town quality of life is the centerpiece of multigenerational living and civic endeavors.





Hamlet Revitalization and 9W Corridor Improvements

- Lighting, landscaping, commercial revitalization.
- Pedestrian, bike and safety improvements.





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Aerial imagery courtesy of Meet Me in Marlborough and Rick Lashinsky



Marlborough, NY

Infill development in the hamlet centers.



Image source: BuffaloRising.com





Design Guidelines – Hamlet Center

- Consider historical context
- Incorporate sidewalks, crosswalks, pedestrian scale lighting, and street trees



Image courtesy of Vivian Photography





Design Guidelines – Enterprise Areas



- Access Management
- Shared Parking
- Screening – berms, shrubbery, trees, stonewalls where appropriate
- Pedestrian access





Agricultural Heritage

- Maintain the rural and agricultural character – keep farming successful.
- Consider an agricultural enhancement and farmland protection plan.





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Milton Landing Park



Historic Milton Train Station



Marlborough, NY



**Master Plan for Milton Landing Park:
Organized and Accommodating Passive Recreation Area**



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Grants submitted for Milton Landing Park - \$1.6 million

- Park Development – NY State Parks, Upper Park Improvements
- Waterfront Revitalization – NY State Department of State, Landing Waterfront Improvements
- Upstate Revitalization Initiative – Empire State Development, Pier Repair and Reconstruction



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Upper Park Area – Sands Avenue





Marlborough, NY



View Looking East From Sands Ave



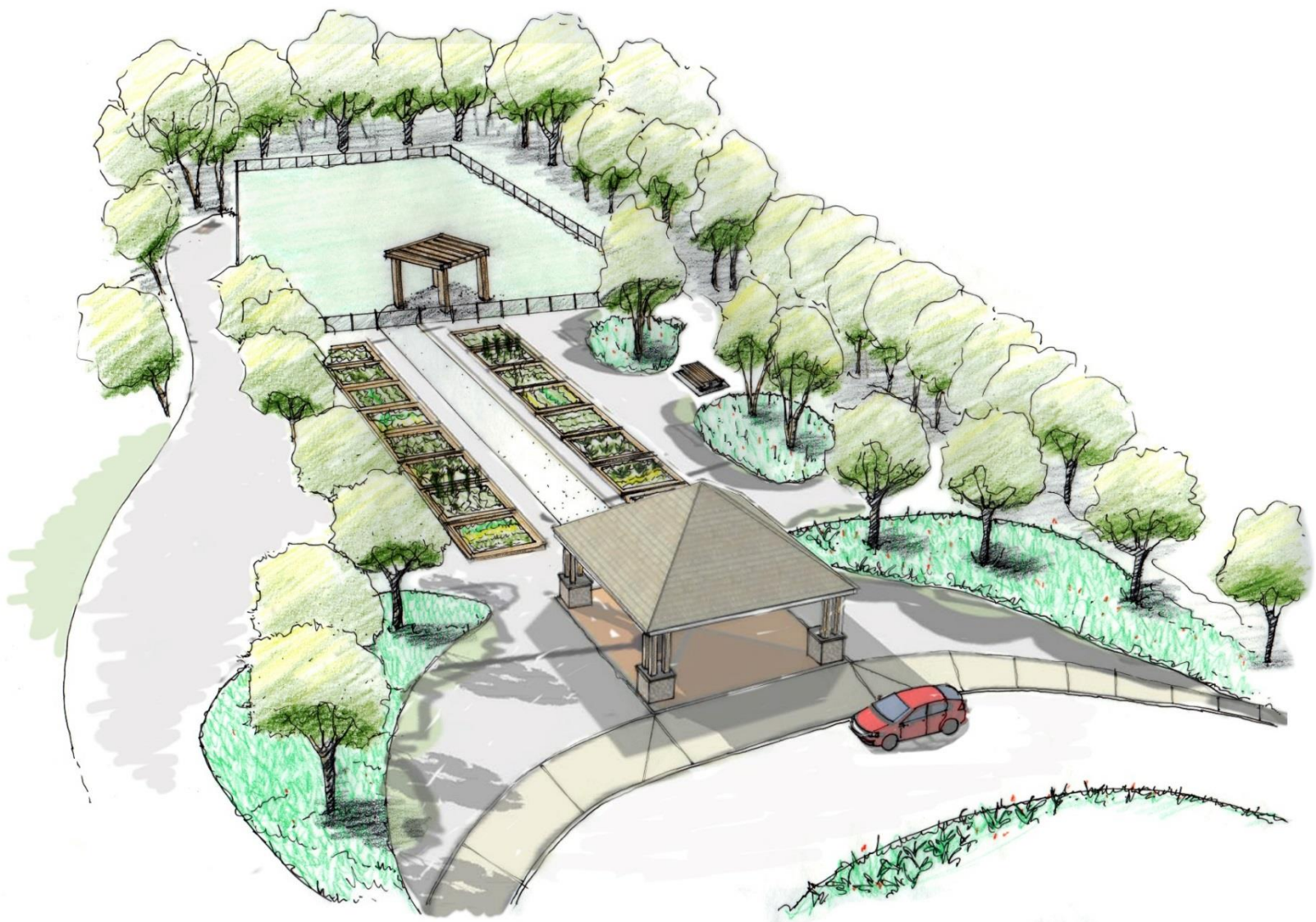
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View Looking East From Overlook Seating Area



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Birds Eye View South of Community Garden / Dog Park



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Lower Park Area – Around Train Station



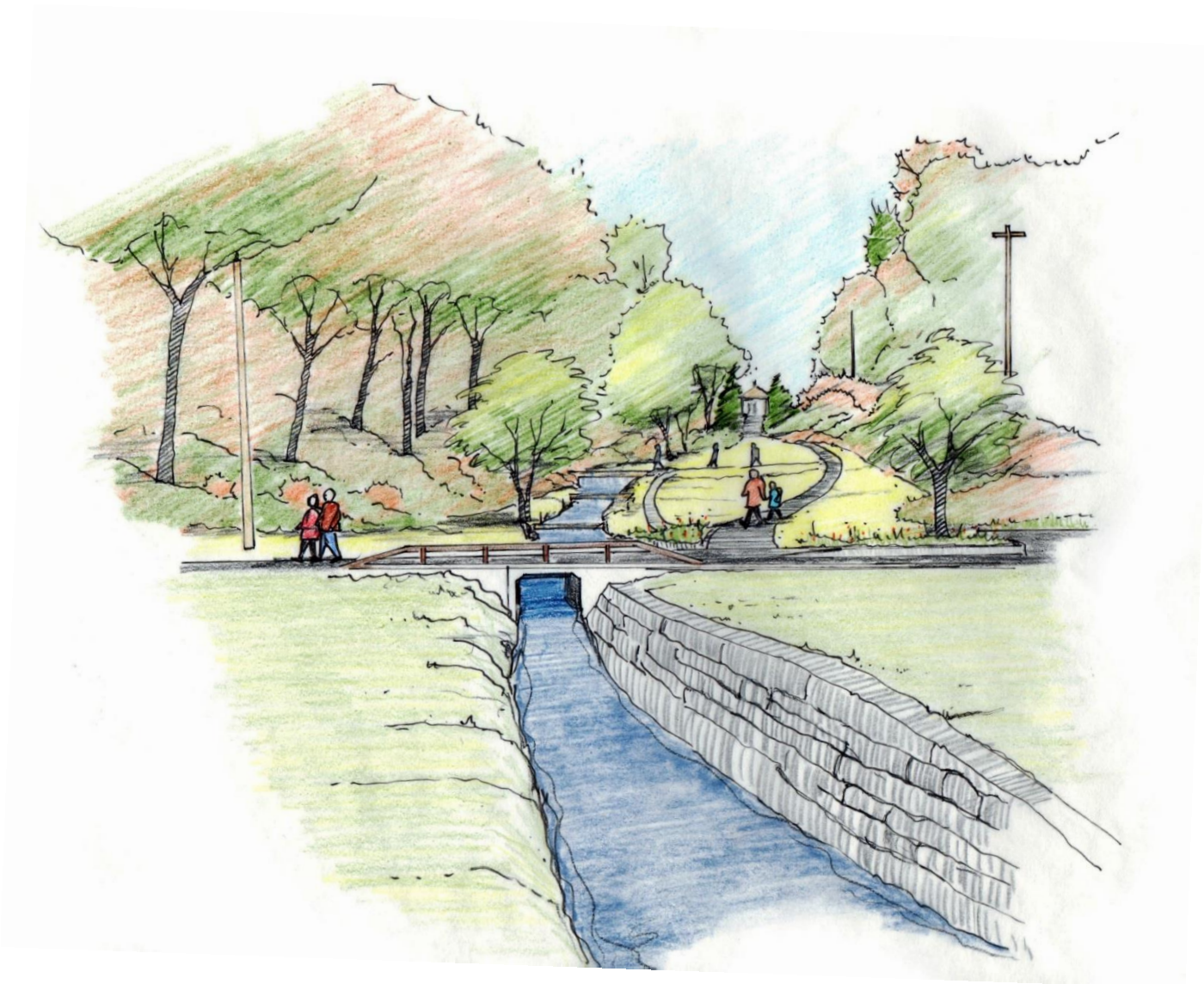


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View Looking West from Train Station



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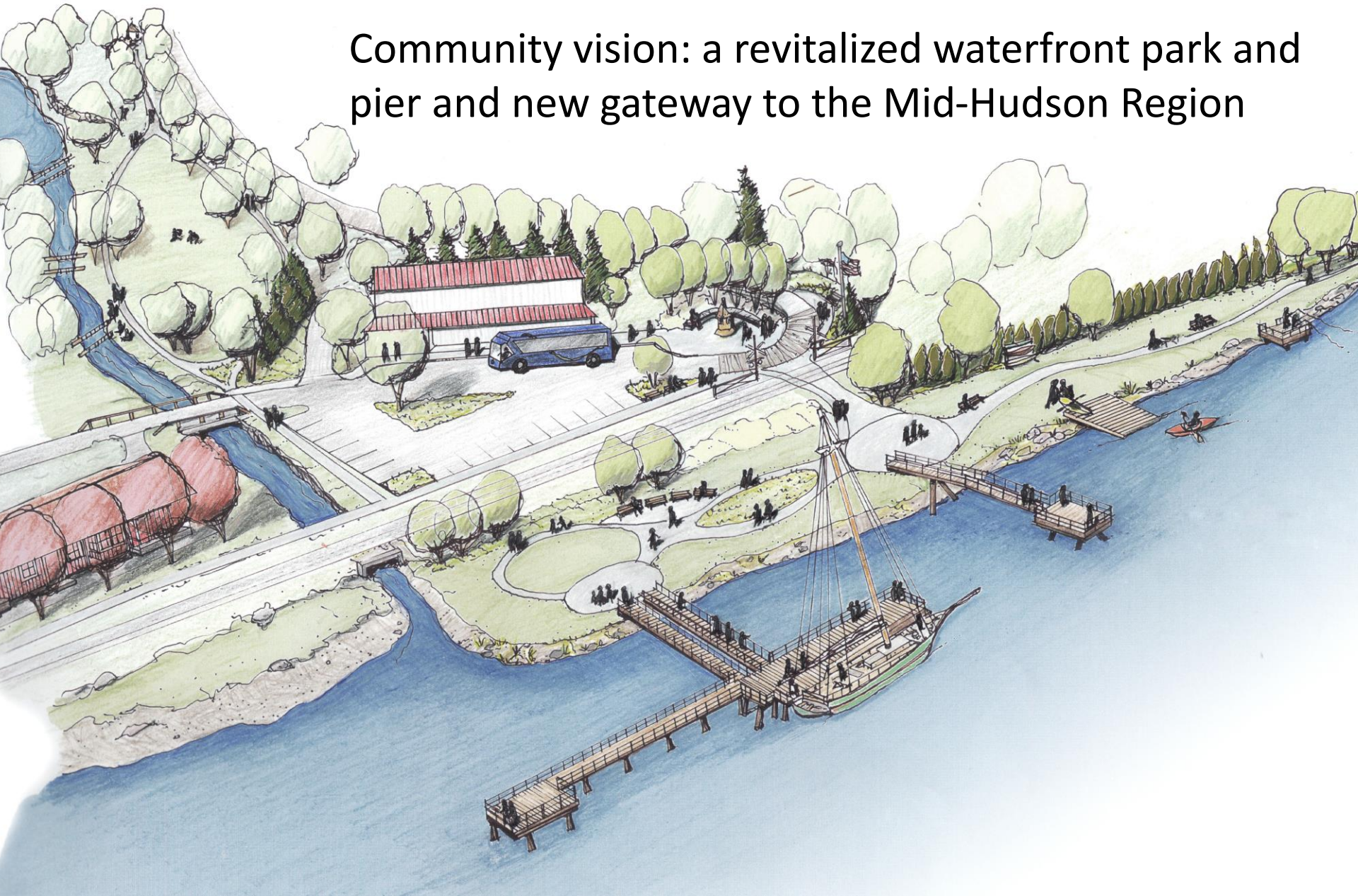
Pier Repair and Reconstruction





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Community vision: a revitalized waterfront park and pier and new gateway to the Mid-Hudson Region





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Images courtesy of Vivian Photography

Revitalization of Marlboro and Milton Hamlets





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Vision, Improved and ADA
Access, Downtown Revitalization





Marlboro Mills Waterfall Walkway

Recreation and heritage trail following Lattintown Creek as it runs past historic buildings and mill ruins in the Marlboro Hamlet, tumbles over 150-foot falls, and flows to the Hudson River.





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Connect to agri-tourism industry





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*Hudson
Valley
Cabernet
Franc
Coalition*



FARM
TRAIL



SHAWANGUNK
WINE TRAIL



OVERLOOK FARMS 14



For Generic EIS--Accepting comments until September 5, 2017 and for at least ten (10) days following the close of the Public Hearing, whichever is later.



Marlborough, NY

Thank you.



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