

Marlborough: Telling the Story

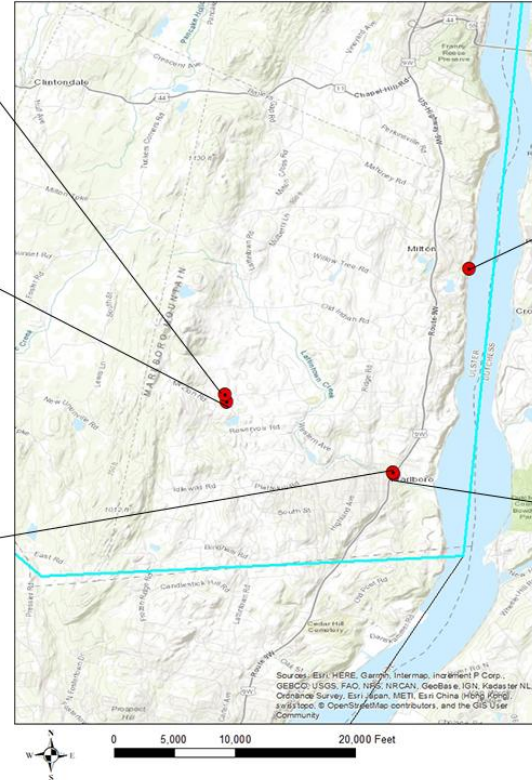
Natural Resource Inventory Update

What is a natural resources inventory (NRI)?

- Compiles and describes important, naturally occurring resources within a given locality.
- Two basic purposes:
 - to provide the building blocks for comprehensive land-use and conservation planning;
 - to allow natural resource information to be included in local planning and zoning.



Natural Resource Inventory Map



Historical Railroad



Broken Water Mills

What is a Scenic Resource?

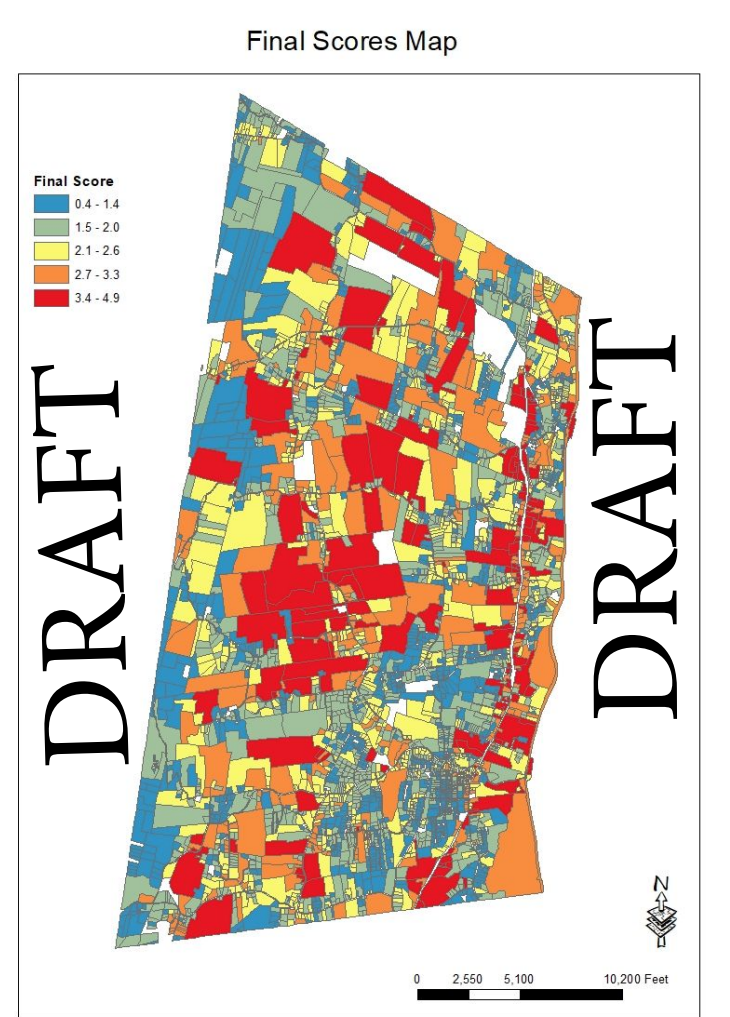


- Routes, landscapes, and places that are publicly accessible
- Have features and vistas of all kinds that contribute to a community's character and aesthetic quality
- Sometimes provide tourism-related economic opportunities

Identified Natural Resources

Series of criteria used:

- Historic Sites;
- Farmland;
- Ecological Value;
- Visibility from Public Space;
- Borders High-Volume Road;
- Road Frontage Ratio;
- Proximity to Already-Preserved Parcels;
- Parcel Size;
- Land Value;
- Parcel Grade



The Scenic Resources of Marlborough

Agricultural:



Historic & Cultural:



Conservation Strategies

Easement:

- Alternative to outright purchasing land;
- Give up a right (such as: the right to occupy, lease, sell, and develop) to conserve it.
- Retain ownership.
- Purchase of Development Rights (PDR)
- Transfer of Development Rights (TDR)



Conservation Strategies

Zoning

- “Hamlet floating zone” district
- Reflect design and development patterns of traditional hamlets
- Preserve the architectural character of the area

Historic Preservation

- National/State Historic Registry to assess preserve older buildings
- Highlight historic structures through markers and signs by the road to encourage drivers to pull over



Conservation Strategies



Parks Creation

- Scenic Hudson has created or enhanced parks throughout the Hudson River Valley.
- Protect open spaces and historic resources.
- This option should be considered for the Old Reservoir parcel, as well as Quimby Farm

The Mission

Why a Scenic Resource Inventory for Marlborough?

Marlborough is a town a part of Ulster County, New York. Marlborough has a deep history of scenic vistas being that it is part of the Hudson River Valley. The breathtaking landscapes and agricultural brings many people to the area which is key to the economy and community. Furthermore, this region receives support and protection through the Hudson River Estuary Program. Marlborough has made efforts to protect many scenic and historical resources. A Scenic Resource Inventory will be beneficial for Marlborough to help guide their efforts for conservation and preservation. The vision for a Scenic Resource Inventory goes beyond taking concepts of a place and selecting a specific set of criteria for measuring a parcel's scenic importance. It is also about inspiring and igniting fire for change in a community through appreciation for its history and natural views. The criteria used for scoring the scenic or historical resources is based on scenic impact, development risk, visibility and potential for conservation.



3

Throughout the Fall 2018 semester, Cornell students in the CRP 3072: Land Use, Environmental Planning and Urban Design Workshop have studied the scenic and historical resources in Marlborough, remotely and through site visits. This inventory will provide a guide for the local government and residents on the process of preserving and acknowledging the scenic resources of the town and enhance the agricultural tourism industry.

Introduction

The History: Where It All Began



Marlborough is known to be one of the original towns in Ulster County. It is located on the west side of the Hudson River. The town of Marlborough includes the neighborhood of Lattingtown and the hamlets of Milton and Marlboro. The area was first inhabited by Esopus Indians. In 1684, the land was purchased by Colonial Governor, Thomas Dongan in part of the Dongan Charter. The town was named after British general, John Churchill, First Duke of Marlborough. The town of Marlborough used to include the town of Newburgh, New Windsor, and Plattekill. However, in 1762 an Act of Assembly split them into separate precincts.

Marlborough is known for the establishment of many notable families that shaped the town's history. Captain William Bond was one of the first to settle in northern Marlborough which is now known as Milton. Furthermore, Marlborough is also home to Major Lewis DuBois. He owned 3000 acres of land on both sides of Old Man's Kill. During DuBois time, Marlborough was set to be a port of entry for whale oil; however, the company went to Hudson to establish this oil business.

Today, apples, raspberries, and grapes are the main crops of Marlborough. This is in part due to the fertile land of the town due to its proximity to the Hudson River. Over time, these main crops have allowed the town to flourish. The immense amounts of wineries and orchards have increased economic growth and have become tourist attractions in Marlborough.



4

Scenic Resource Inventory for the Town of Marlborough

abdulrahman al-mana x jael ferguson x sunny fu
vincent wu x frances chen x sean o'connel



Accessibility & Impact Visibility from Public Space

Justification: Tourists will most likely be able to see and experience scenic resources and landscapes through access from public spaces, such as roads and parks. These access points can be viewed from primary vantage points to experience Marlborough. As a result, parcels visible from public spaces shape how tourists perceive the town.

Methodology: The viewshed analysis tool in ArcMap was used to place parcels visible from major roads and parks into quintiles. Quintiles were assigned a score of 0, 5, 10, or 15 points, based on their visibility from public vantage points such as roads or parks. Parcels not visible from public vantage points received a score of 0 while those in the most visible received the maximum score of 15.

Borders High-Volume Road

Justification: A big point taken from our initial meeting at the town of Marlborough was asking the question: "How do we get people to stay in Marlborough when passing through Route 9W?" Highlighting scenic resources in parcels adjacent to high traffic routes will encourage people to have a stop and look around the town.

Methodology: Using NYS Average Annualized Daily Traffic data from the NYS Dept. of Transportation we were able to see which routes have high traffic counts. Parcels that border road sections on which more than 10,000 vehicles per day travel were given 15 points. 4,000-10,000 were given 10. 1,500-4,000 were given 5, and anything below 1,500 was given 0.

Road Frontage Ratio

Justification: This ratio will highlight parcels that lie along the road and that add great scenic value to a route. Parcels with a high perimeter contribute to the feeling of a scenic corridor, or screen.

Methodology: The percentage of each parcel's total perimeter that borders a road was calculated and then assigned a score from 0 to 10. Parcels which had a low score reflected its low ratio, the reverse is also true.

Proximity to Already-Preserved Parcels

Justification: In order to identify which parcels are in high priority to preserve, we don't need to consider lands which are already preserved by the government.

Methodology: Parcels owned by the federal or state government or those protected by easements were identified. Then, all parcels within a 150-foot buffer of those parcels were identified and given 5 points. Parcels not close proximity to those protected received a score of 2, while parcels that are already preserved, received a score of 0.



Conservation Protection Parcel Size

Justification: Considering that each parcel preservation effort requires complex negotiation with the landowner, that preserving large parcels generally has a much larger impact on the scenic landscape than smaller ones, and that price per acre is nearly always correlated with the size of the property, parcel size is an essential component of this ranking.

Methodology: Parcels were divided into deciles, with the smallest decile receiving a score of 1 and the largest a score of 10.

Land Value

Justification: Cost is often the largest hurdle to land preservation work, so this criterion is key. Land value was used (instead of assessed value or full market value) because that is the value of the property to a developer, and thus the value with which Purchase of Development Rights figures are calculated.

Methodology: Parcels were divided into 20 quintiles based on their land value per acre, and each was assigned a score between 1-20, with a high score indicating a low cost/acre.

Development Pressure Parcel Grade

Justification: The flatter the parcel is, the more likely it is to be developed. Protection of scenic parcels without steep slopes is thus more

Methodology: The percentage of area with over 25% was calculated for each parcel, and each was divided into quintiles, and each classified with a score from 1 to 5. The higher the score, the flatter the parcel, thus more to protect.

Potential Conservation Actions

This report is primarily used to identify scenic resources within the town of Marlborough and to highlight parcels vulnerable to development or degradation specifically, however, we have created a set of possible conservation methods that the town could use to conserve these parcels. These actions are not the end-all-be-all solutions for the preservation of scenic resources within the town. Space and land conservation is a controversial issue where disagreements between public and private enterprises over the appropriate land use can be difficult to navigate. These actions should be used as a reference point for the town and its community to decide how to best tackle preservation of these resources. Actions suggested in this section act as recommendation of sorts.

Easement

Easements allow a landowner to give up a right (such as the right to occupy, lease, sell, and develop) to conserve it, while retaining complete ownership of the land and the rest of the rights. For example, this would allow a landowner to give up the right to build additional structures while retaining the right to grow crops. This would allow farmers to profit off land trusts and governments from the easing the land, without needing to give it up to development, potentially detracting from it as a scenic resource while retaining the right to form on it, allowing him to profit off of crops as well.

Private properties under conservation easements remain in total and complete ownership of the original owner. Private land use practices (such as farming, ranching and timber harvesting), can continue under conservation easement. Moreover, landowners can live on the property as well. Easement agreements may require landowners to take actions to protect land and water resources. It could also require landowners to refrain from

certain practices, such as developing or subdividing the land. While this point may seem unattractive to landowners, the purchase of development rights overrides the need to subdividing the land. The terms and conditions of a conservation easement are set by landowners and the entity, such as a land trust or an NGO, that will hold the easement. Terms are designed to meet the needs and requirements of both parties by targeting rights necessary to accomplish conservation objectives.

There are two types of easements: *Purchase of Development Rights (PDR)* and *Transfer of Development Rights (TDR)*. PDR is a form of easement in which the rights to develop the property are bought. TDR is a form of easement allows the town to permanently protect farmland and other natural and cultural resources by redirecting development onto a different part of town. This could allow the town to redirect residential developments from areas zoned as rural agricultural to clustering residential developments around the hamlets. New York State law dictates that the rights to develop may not be transferred across county borders. Therefore, rights purchased under a Ulster county TDR program could only be used to expand a new development in Ulster county. This issues that local municipalities are the only municipalities that benefit from this program.

Zoning

Zoning is a powerful tool available to a municipality as a method for scenic resource protection. Communities can protect many scenic and historic resources from development through applying of a few special zoning types and ordinances in their zoning plan. The Town of Marlborough has implemented overlay districts and ordinances to encourage commercial development along Route 9W.

The 2015 Marlboro Hamlet Enhancements Design Report suggests the development of a new "Hamlet" floating zoning district or overlay district. This new zone should reflect the preferred design and development patterns of traditional hamlets and preserve the architectural character of the area. It should promote increased density and higher buildings in the core and center of the hamlet. Pre-existing shops should be required to provide enhanced landscaping and architectural treatments. The design code should also discourage internally lit signs and canopies with bright colors in order to preserve the feel and nature of the hamlet.

New York Main Street Program (NYMS)

The New York Main Street Program provides funds to stimulate reinvestment in properties located within mixed-use commercial districts located in urban, small town, and rural areas of New York State. Route 9W currently lacks walkable spaces and expanding the highway could risk tearing down old and historic buildings. The NYMS program allows for financial and construction backing that involves aesthetics, business creation/retention, and housing will lead to healthy and economically vibrant communities.

Parks Creation

Scenic Hudson has created or enhanced parks throughout the Hudson River Valley. Creating a park could allow municipalities to protect open spaces and historic resources. This option should be considered for the Old Reservoir parcel recently acquired by the town as well as Quinby Farm. As an important historic resource and the subject of an award-winning documentary film, a beautiful and historic structure should be open to the public and explore. The design of this park should reflect the solemn nature of the farm and barn, and the space should be respected as a historic scenic resource.

