

# TOWN OF MARLBOROUGH

A scenic view of a park with a pond in the foreground. In the background, there is a wooden pavilion on the left, a small arched building in the center, a red shed on the right, and a playground with orange slides further right. The area is surrounded by lush green trees and grass.

Comprehensive Plan Update  
Local Waterfront Revitalization Program  
Generic Environmental Impact Statement

# Presentation Outline

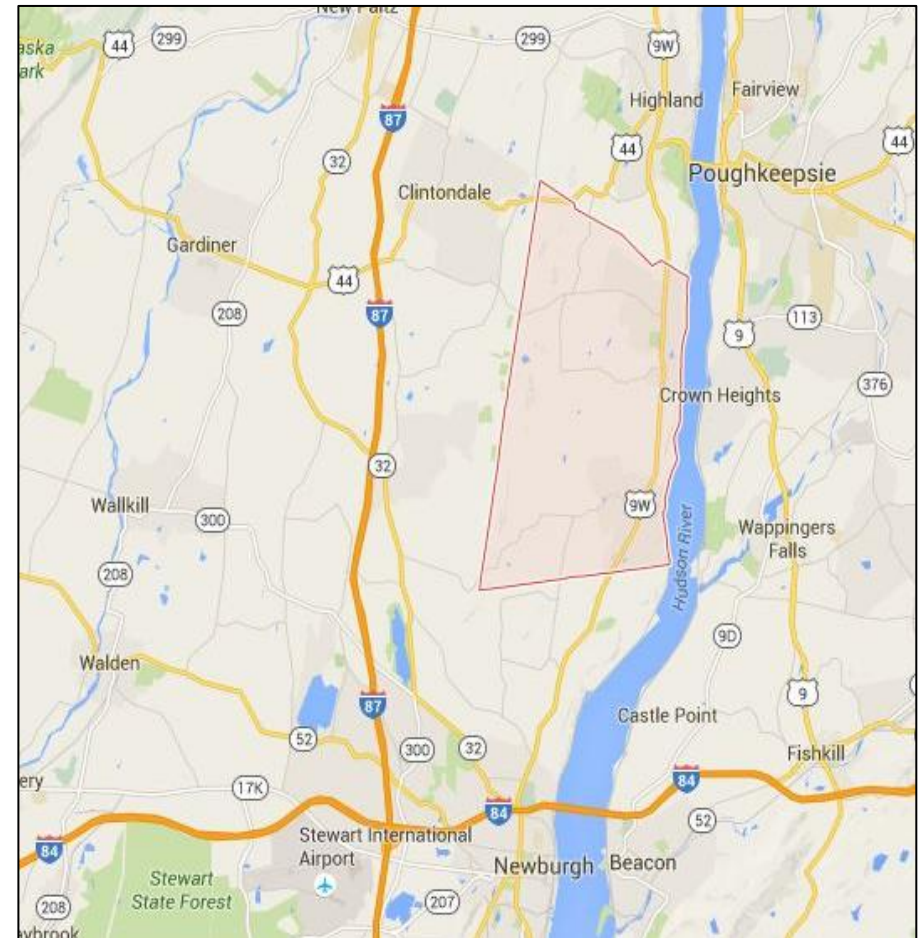
- Marlborough in context
- Comprehensive Plan vs. LWRP
- Project Scopes
- Establishment of Preliminary Goals
- Project Schedule
- Preliminary Inventory and Analysis
- Ongoing Projects and Opportunities
- Other Elements
- Development of Public Engagement Strategy



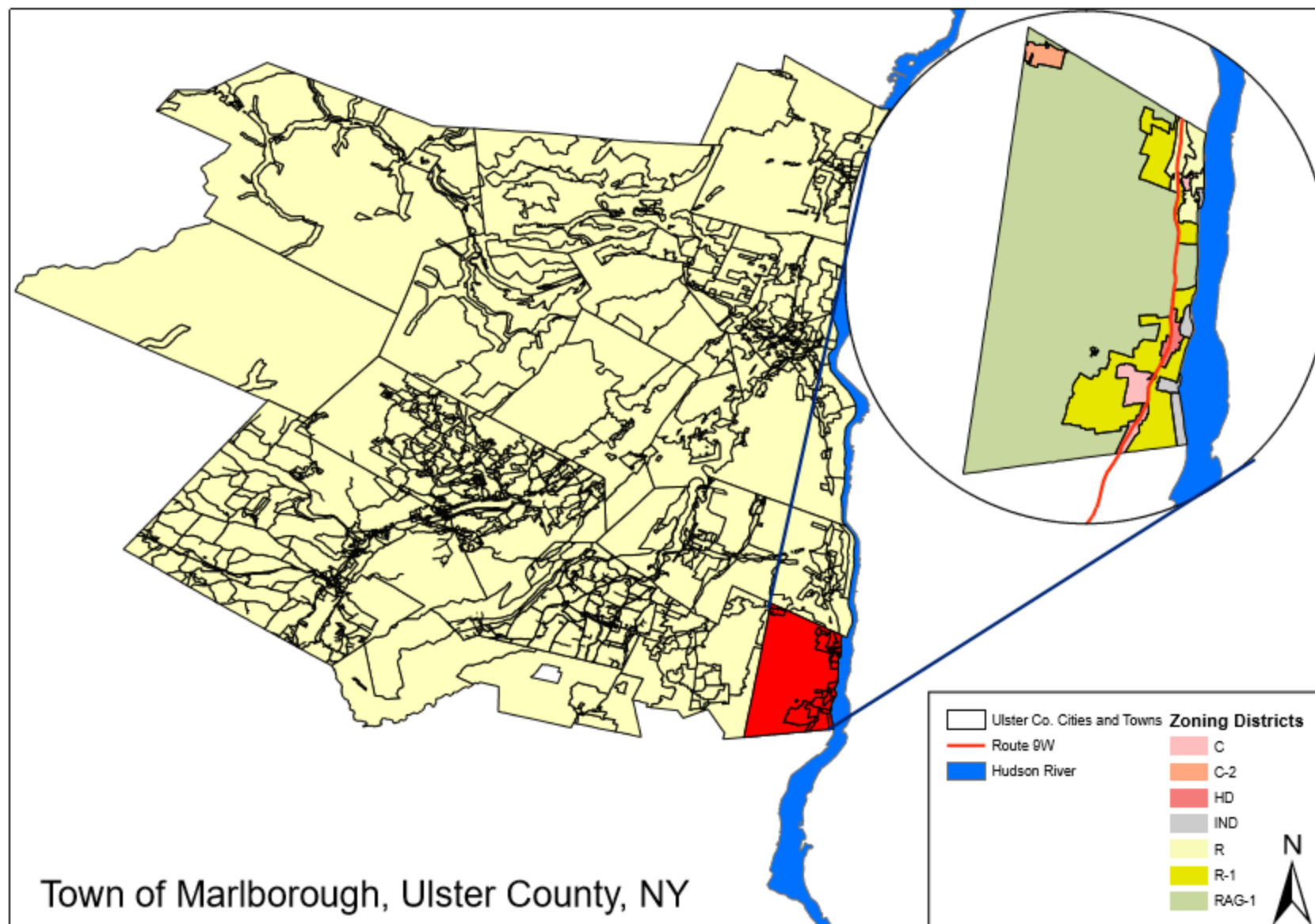
# Town of Marlborough – Regional Context

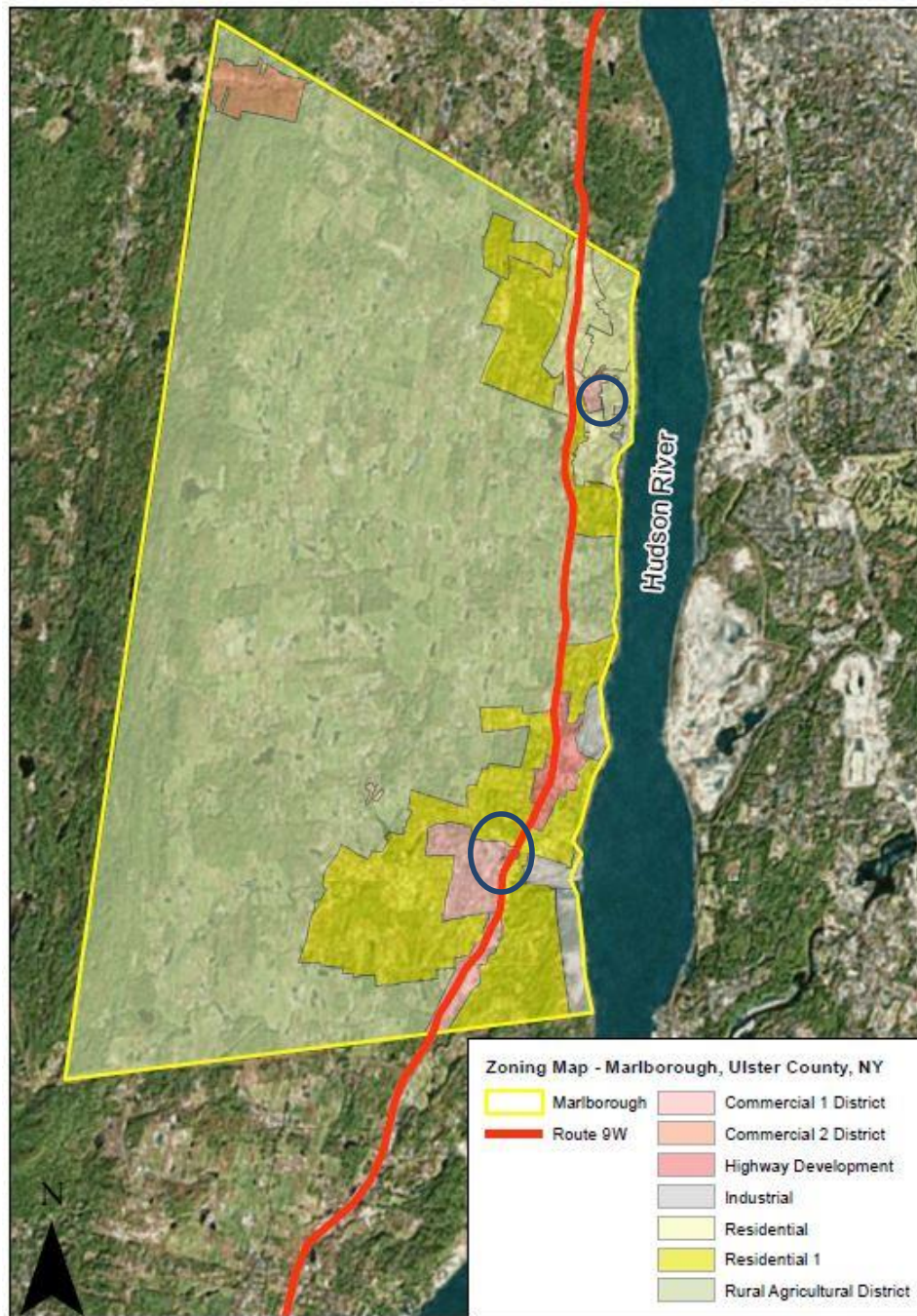


Source: Travelhudsonvalley.com



Google Maps







# Town of Marlborough

## Comprehensive Plan Update

- Update to ensure the plan's compatibility with changes in the town
- Goals, policies and objectives for future growth
- Guide for future land uses and code changes

## LWRP

- Waterfront as a catalyst for development and growth
- Creates a unified community vision for the waterfront
- Shared goals with Comprehensive Plan
- Identifies specific projects to accomplish goals

# Scope: Comprehensive Plan Update

- Inventory and Analysis
  - Review of 2002 Comprehensive Plan
  - Update goals and objectives to reflect current needs and opportunities in the town
  - Update data and maps as needed
  - DGEIS
- Proposed Plan Elements
  - Land Use, Community Character and Zoning
  - Agriculture, Agritourism, and Working Forests
  - Economic Development and Hamlet Revitalization
  - Housing and Community Services
  - Transportation, Trails and Transit

# Scope: LWRP

- Inventory and analysis
  - Existing natural and built resources
  - Analysis of waterfront issues, opportunities and constraints
  - Vulnerability assessment
  - DGEIS
- Establish LWRP boundary area
- Develop a generalized land and water use plan
- Develop a Harbor Management Plan (HMP)
- Establish local policies to respond to the community's needs



# Scope: LWRP

- Waterfront Revitalization Projects
  - Waterfront Access
  - Parks and Trails
  - Hamlet Enhancements
  - Historic Preservation and Commercial Revitalization
  - Land and Natural Resource Conservation

# Prior Plans and Studies

- Town of Marlborough Comprehensive Plan – 2002
- Marlboro Hamlet Master Plan - 2010
- Town of Marlborough Recreational Needs Analysis – 2009
- Marlboro Hamlet Area Transportation Plan – 2008
- Marlboro Hamlet Enhancements Design Report – 2015
- Safe Routes to School Action Plan - 2016

# Preliminary Project Goals

- Improve public access to the Hudson River
- Hamlet improvements - zoning, design standards, improved pedestrian connections
- 9W Corridor improvements- aesthetics, safety features
- Economic enhancements in hamlets
- Celebrate and protect natural and cultural resources
- Enhance agricultural uses



# Strengthen Connections with the River

*“One of the most important recommendations of this master plan”*  
(Marlborough 2002 Comprehensive Plan)

- Highlight the river as an amenity
- Lattintown Creek trail connection
- Improve physical and visual connections





# Hamlet Enhancements

- Establish consistent design standards in hamlets
- Apply *Main Street* concepts





# Improve Pedestrian Connections



Improving pedestrian connections and safety along the 9W Corridor and in the hamlets can attract more visitors to local establishments



# 9W Corridor Enhancements - Gateways



The design concept can be installed at gateway points along Route 9W to create a sense of arrival and increase safety by encouraging drivers to slow down



# Enhance Agricultural Uses



Photo credit: Meet Me in Marlborough

Encouraging farm stands and exploring transfer of development rights programs will help keep farmland in agricultural use



Photo Credit: Glorie Farms



# Schedule

- A. Project Initiation, organization, SEQR Initiation and Public Involvement Plan (*Months 1-2*)
- B. LWRP boundary established, inventory and analysis, 1<sup>st</sup> public meeting (*Months 3-5*)
- C. Waterfront policies, Land and water uses and projects, 2<sup>nd</sup> public meeting (*Months 5-7*)
- D. Draft Implementation Strategy, consistency report, DGEIS and draft LWRP (*Months 7-12*)
- E. Final Report (*Month 15*)



# Inventory and Analysis – Water-dependent and related uses



*Friends of Milton Landing*



*Hudson River Charter Fishing*



**Milton Harbor**

Source: Google Maps

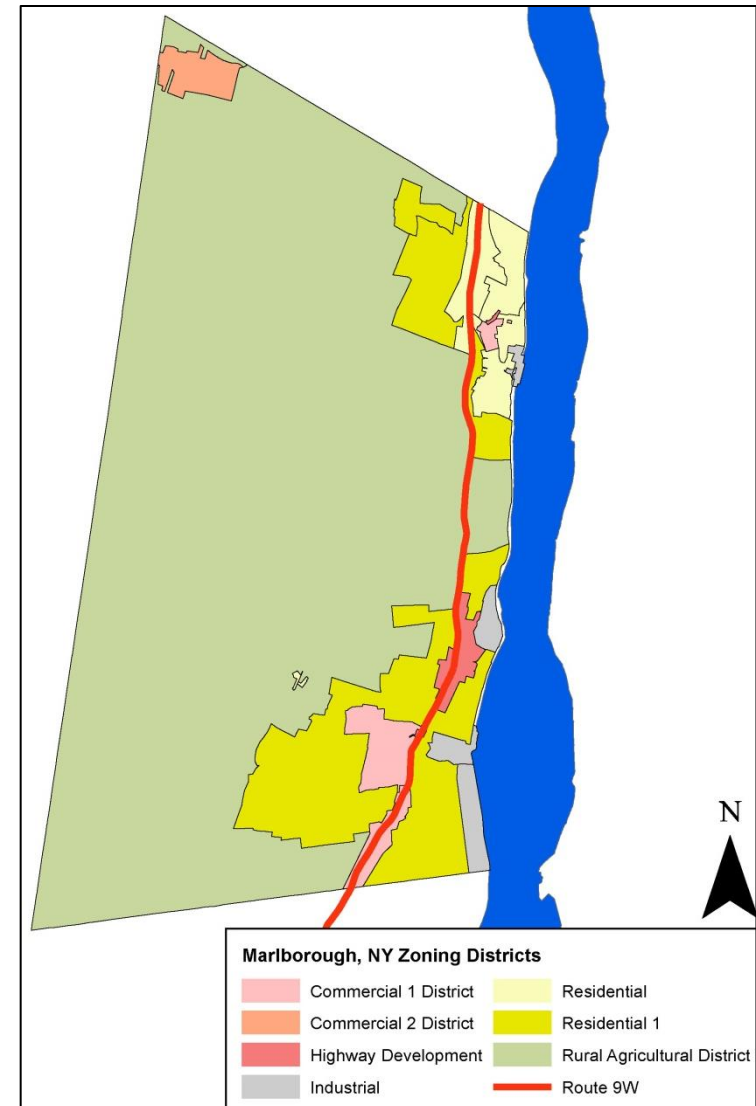


**Marlboro Harbor**

Source: Google Maps

# Inventory and Analysis- Existing Land Use Patterns & Regulations

- Zoning Maps
- 2002 Comprehensive Plan
- Development Review Process
- Agricultural Districts
- Marlborough Mountains





# Inventory and Analysis- Historic and Scenic Resources

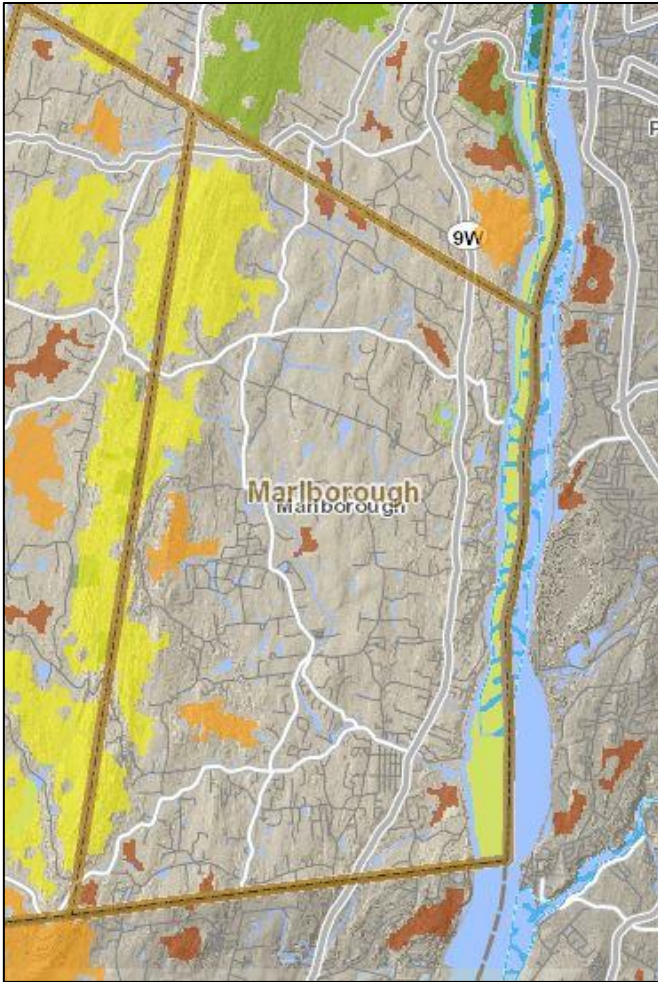


Photo Credit: Friends of the Milton on Hudson Train Station





# Inventory and Analysis- Natural Resources



Source: Ulster County Parcel Viewer



*Atlantic Sturgeon and Spotted Turtles, are found in the Hudson River around Marlborough*



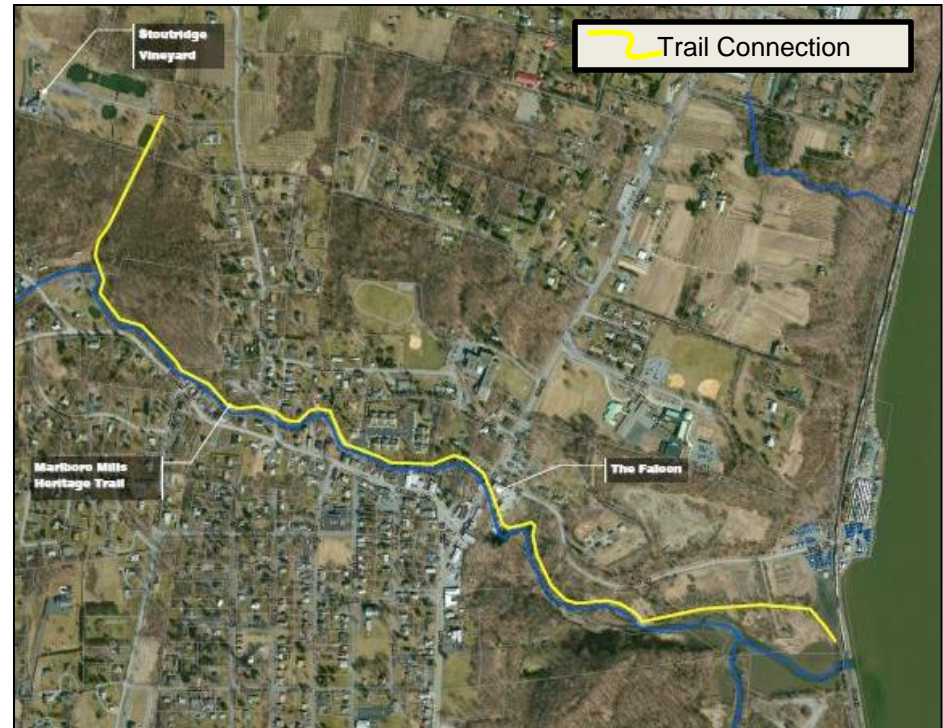
Marlborough contains areas of Significant Natural Communities and habitat for rare plants and animals

# On-going Projects & Opportunities

- Train Station revitalization - \$150k grant
- 9W Corridor Improvements - utility expansions
- Marlboro Mills Heritage Trail – connecting the hamlet to the Hudson



*Restoration continues at the historic Milton-on-Hudson Train Station*



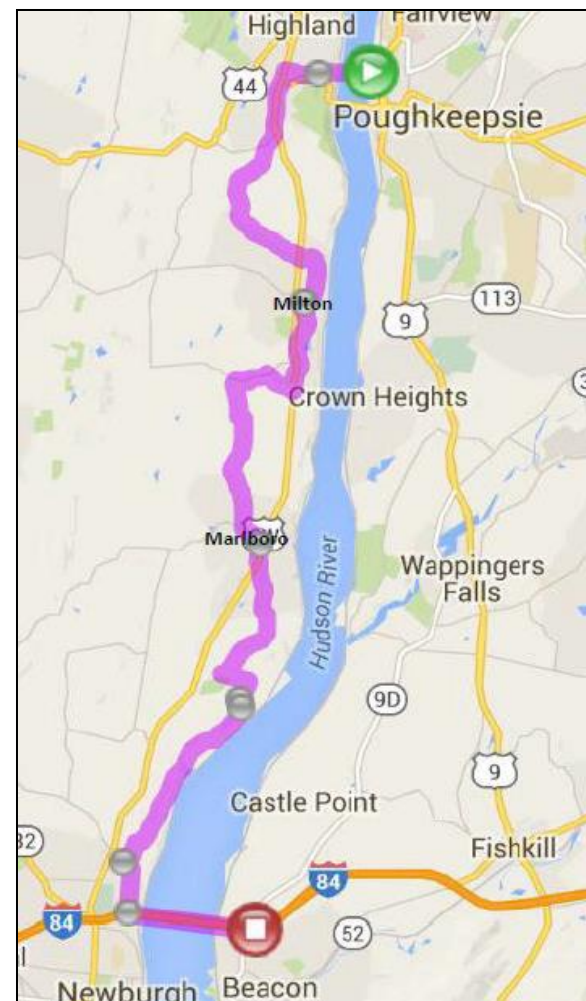
*Trail connection along Lattintown Creek*

*-Marlboro Hamlet Enhancements Design Report 2015*



# Additional Elements

- 9W Corridor design guidelines
- Upcoming 9W Corridor Study
- Alternative Energy options
- Development & Economic Trends
- Regional Trends and Opportunities
- Harbor Management Plan (LWRP)
- Hudson River Valley Greenway Trail
- Hamlet interconnectivity – “Hamlets of Marlborough”
- Draft GEIS (LWRP & Comprehensive Plan update)



*Bike Hudson Valley bike route connects the hamlets*



# Public Engagement Strategy

- Meet me in Marlborough
- The Hamlet of Milton Association
- Milton Landing Citizens Committee
- Friends of the Milton-on-Hudson Train Station
- Hamlet of Marlboro Economic Development Committee
- Town-wide Public Outreach
  - Focus Group Meetings

# Discussion

- Next Steps

