



Local Waterfront Revitalization Program (LWRP) and Comprehensive Plan Update



Town Meeting - November 17th 2016

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.



Presentation Outline

- Welcome and Review of Meeting Agenda
- Some Background: Projects Completed/Underway and Grants
- What's this all about:
 - Update 2002 Comprehensive Plan (town-led)
 - Create a Local Waterfront Revitalization Program LWRP (town-led)
 - Route 9W Corridor Management Plan (Ulster County-led 2017)
- Overview of Objectives of Plan and LWRP
- Review of Draft Vision Statement and Goals
- Preliminary Inventory and Analysis
- Discussion Tables: Issues and Opportunities
- Report Back
- Next Steps



Grants and Funding - 2016

Purpose	Source	Amount
Local Waterfront Revitalization Plan	NYS DOS	\$135,000
Natural Gas Extension	Central Hudson and Ulster County HD	\$250,000
Rt 9W Corridor Study	UC Planning and Federal Highway Funding	\$101,000
Master Plan Update	Greenway	\$7,500
Milton Landing Trail	Greenway	\$4,000
Structural Evaluation of Milton Landing South Pier	DEC Estuary Program	\$40,000
Milton Waterfront Parks Master Landscaping Plan	NYS Parks and Recreation - Remaining funds from 2009 grant.	\$50,000
Safe Routes to Schools Study	UC Planning – Federal Highway Administration	—
Milton Train Station Exterior Improvements	Senator Larkin – State Municipal Facilities Program Grant	\$150,000



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



Comprehensive Plan

- 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
- Clear direction and community consensus
- Technical assistance
- Financial assistance



Marlborough's LWRP will:

- Present a unified community vision for the enhancement of its Hudson River waterfront;
- Identify unique opportunities and challenges for the community;



Project Area and Vision Statement

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





Preliminary 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



Preliminary Goals and Objectives

- Strengthen community connections with the Hudson River
- Revitalize Milton and Marlboro hamlets
- Initiate a plan for NYS Route 9W Corridor Improvements
- Celebrate and protect natural and cultural resources
- Enhance agricultural uses





Strengthen Connections with the River

- The river is an amenity
- Physical Connections – improve public access points
- Visual Connections – improve points of visual access





Hamlet Revitalization and 9W Corridor Improvements

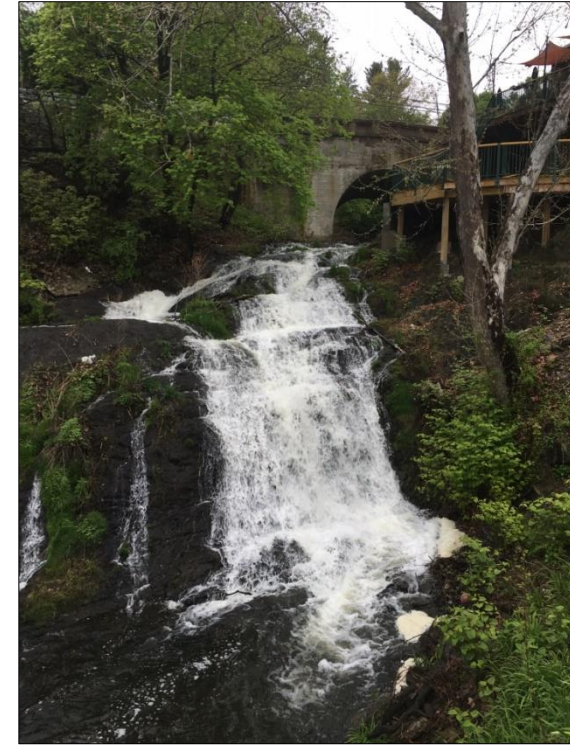
- *Main Streets* approach
- commercial, social and cultural centers
- Improve walkability
- Traffic Calming
- Design Guidelines
- Bike Lanes
- Gateways for hamlets





Celebrate and protect natural and cultural resources

Document, Maintain, Protect, Utilize

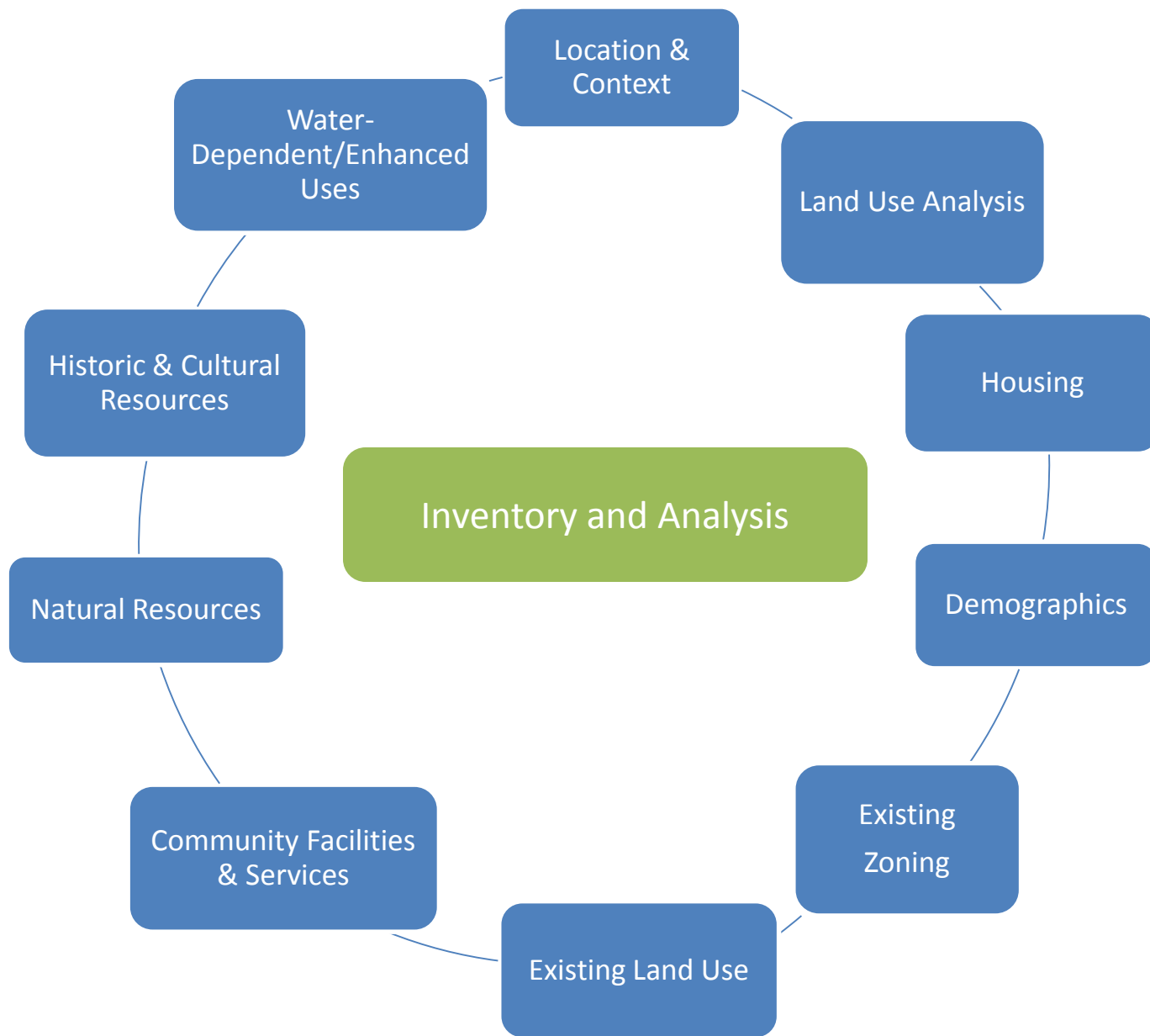




Enhance Agricultural Uses

- Advance and promote agriculture and agritourism in Marlborough

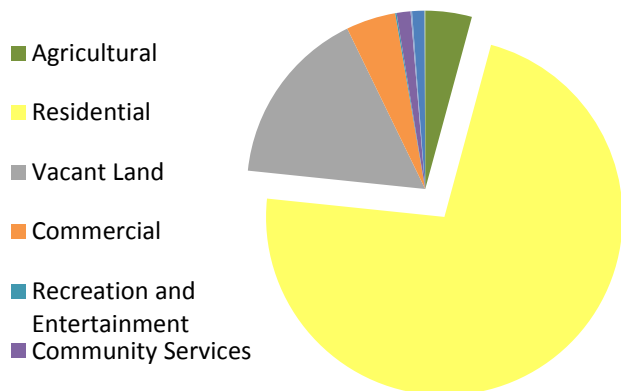




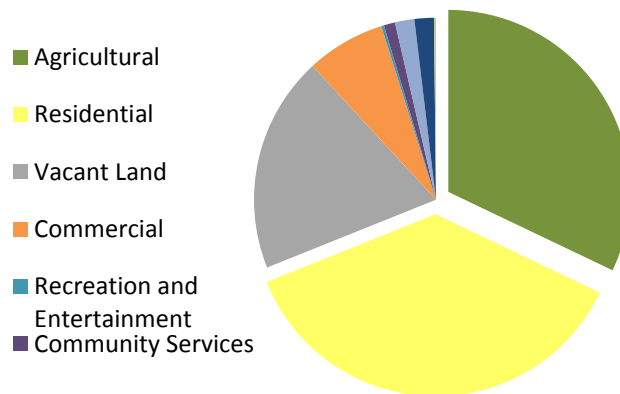


Preliminary Inventory and Analysis – Land Use

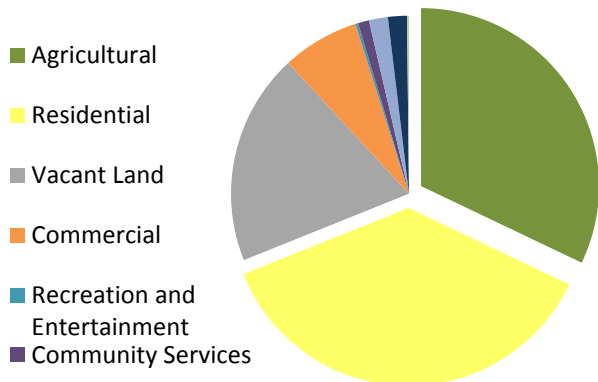
Land Use by # of Parcels



Land Use by Acres



Land Use by % of Land Area

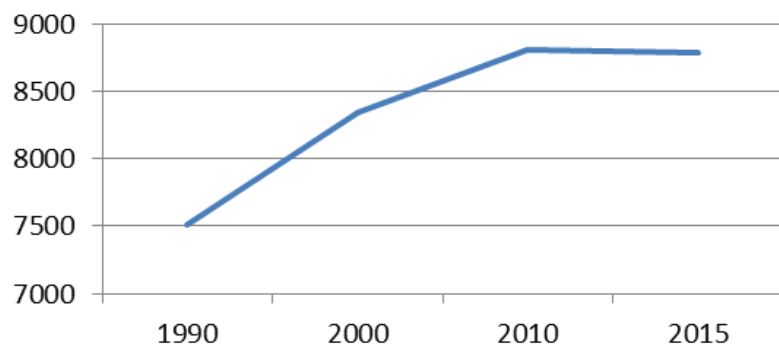


Residential	Agriculture	Vacant
2,766 parcels	161 parcels	617 parcels
5,484 acres	4,777 acres	2,859 acres
37%	32%	19%

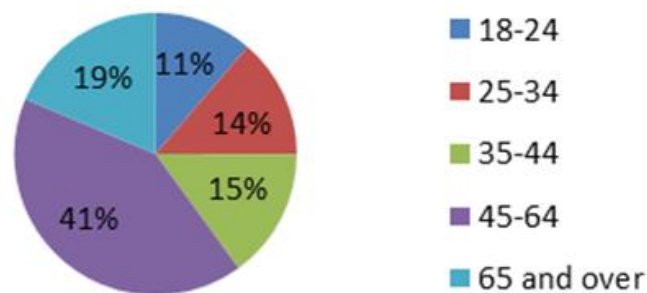


Preliminary Inventory and Analysis – Demographics

**Population Change in
Marlborough 1990 - 2015**

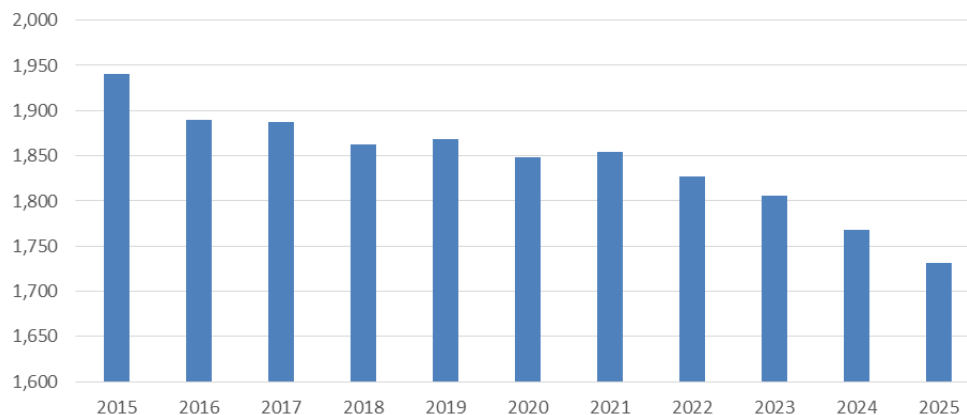


Age Distribution by Percentage



Source: American Community Survey 2010-2014 5yr Estimate

Total K - 12





Preliminary Inventory and Analysis – River Access

Historically important
to the town

Continue to work to
increase public access

Limited physical and
visual access

Maintain upland
views, ID potential
points of access

Rail line can be
dangerous/ limits
access

Improve crossing and
signals at rail line





Preliminary Inventory and Analysis – Hamlets

Pedestrian accommodations are lacking

Desire to attract new businesses

Need to slow/improve traffic flow



Establish hamlets as social/commercial centers

Plan for strategic investments to attract new businesses

9W Corridor Study



Preliminary Inventory and Analysis – Historic and Cultural Resources

Robust History

Explore historic district potential

Identify

Create Inventory

History as a tourist attraction

Opportunity for interpretive learning





Preliminary Inventory and Analysis – Agriculture

Important economic driver

Farmer's markets & direct retail

Land devoted to ag. is decreasing

Conservation easements/ Transfer of development rights

Agritourism is increasing

Farmland Protection Plan



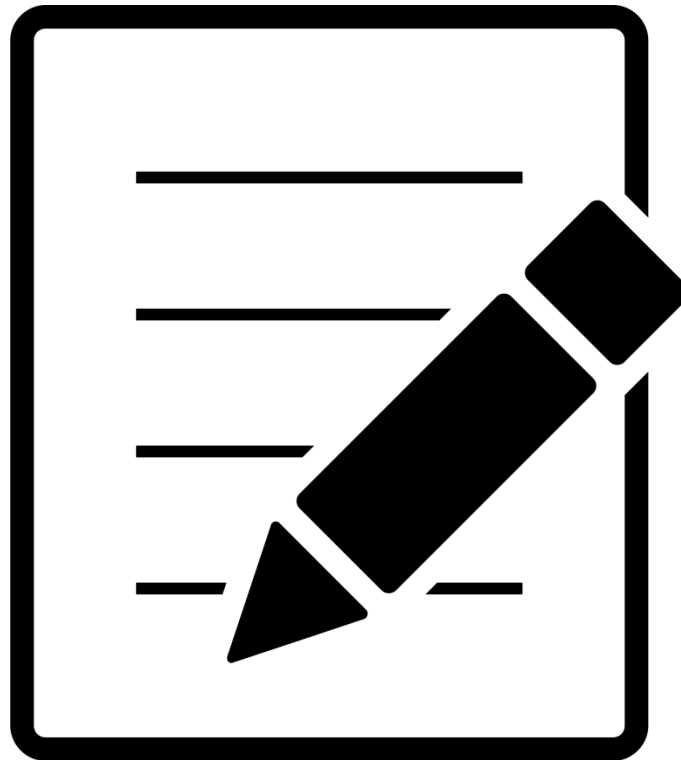
Discussion Tables

- Issues and Opportunities – 40 minutes





Report Back





Next Steps

- Community Forums
 - Economic Development, Hamlet Revitalization, and Waterfront Access - December 1st
 - Housing and Community Services – December 15th
 - Land Use, Transportation and Community Character – January 2017
 - Agriculture and Agritourism – January 2017



Thank You!



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