

Marlboro Hamlet Master Plan

Public Workshop: November 12, 2009



Agenda

- **Project Introduction**
- **Land Use Concepts and Zoning**
- **Connectivity and Gateways**
- **New Development**
- **Hamlet Center**
- **Open Space and Recreation**

Introduction

- Project Purpose
 - Identify and provide solutions to land use issues and opportunities within Marlboro Hamlet
 - Build on the work from the transportation plan completed in December 2008

Introduction

Committee

Al Lanzetta, Marlborough town supervisor

Cindy Lanzetta

Frank Cricchio

Tony Falco

Douglas Smith

Kevin Quimby

Steve Osborn

John DeMarco

William Woodward

Introduction

- Purpose of Workshop
 - Outline and present challenges, opportunities, and preliminary ideas
 - Get feedback on preliminary ideas
 - Use feedback to draft plan for review

Introduction

Committee Meetings – summer / fall 2009

Landowner Interviews

Interviews with landowners were conducted to get an understanding of issues they face and opportunities they see for improvements in the hamlet

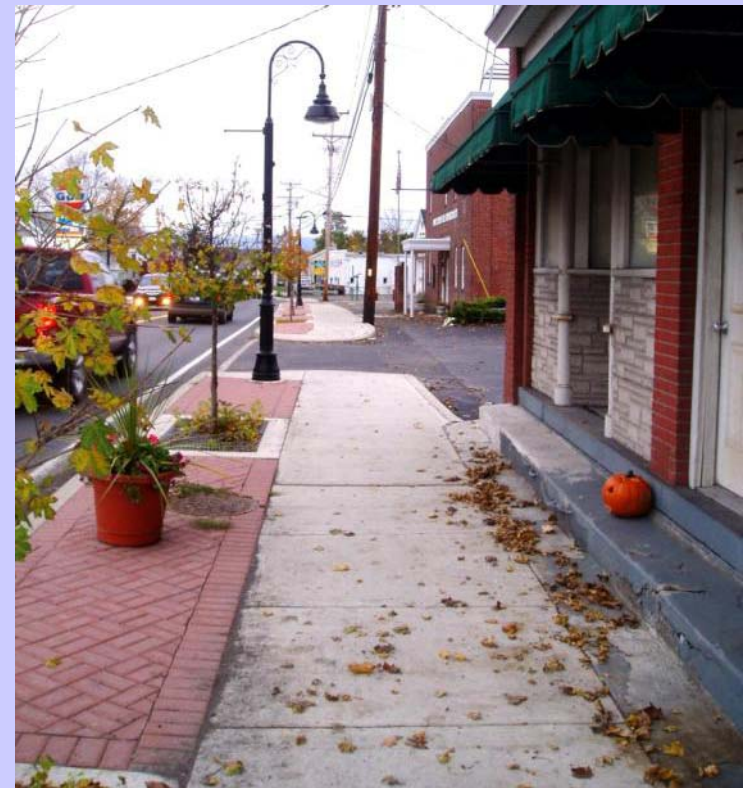
Introduction

Transportation Plan

The transportation plan completed in 2008



Design of Marlboro
DOT improvements
to begin 2010



***Recent DOT Improvements in
Port Ewan, NY***

Introduction

Identified Problems

- Poor accessibility and challenging pedestrian conditions
- Heavy vehicular traffic
- Inconsistent design quality
- Lack of business vitality

Poor accessibility and challenging pedestrian conditions



Traffic volume

- Congestion at peak hours
- Truck Traffic is approximately 8% of the total traffic traveling through the Hamlet on 9W



Inconsistent design quality



Lack of business vitality



Land Use Concepts

- Land Use Concept Map - DRAFT
- Definitions of hamlet zones
- Existing zoning

Land Use Concepts

Marlboro Hamlet Preliminary Land Use Concepts DRAFT

November, 2009

Hamlet Expansion with
Additional Connectivity

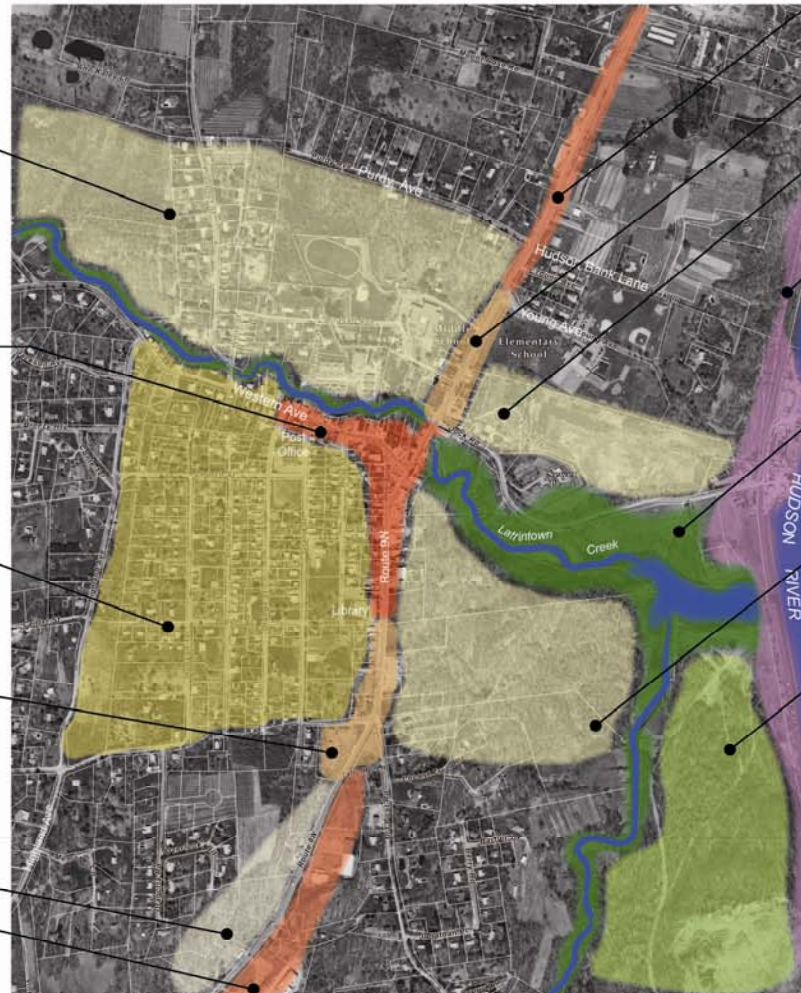
Hamlet Mixed Use
Primarily Commercial at ground
level, residential or office on
additional floors

Hamlet Center
Small Lot Residential with
Interconnected Streets

Hamlet Transition
Commercial with Residential
allowed

Residential

Gateway Commercial
with Refinements



Gateway Commercial
with Refinements

Hamlet Transition Commercial
with Residential allowed

Hamlet Expansion with
Additional Connectivity

Recognition of Hudson River
Waterfront Amentiy

Greenway

Hamlet Expansion with
Additional Connectivity

Creative or Conservation
Design - Residential (lower
density)

Land Use Concepts

Hamlet Expansion



- New development with interconnected roadways and traditional small lot development
- Coordinate necessary utility improvements with growth

**New Development
should improve the
sense of place**



Warwick Grove: Traditional Development



Hamlet-style
single family
homes face
street

Alley access
in back

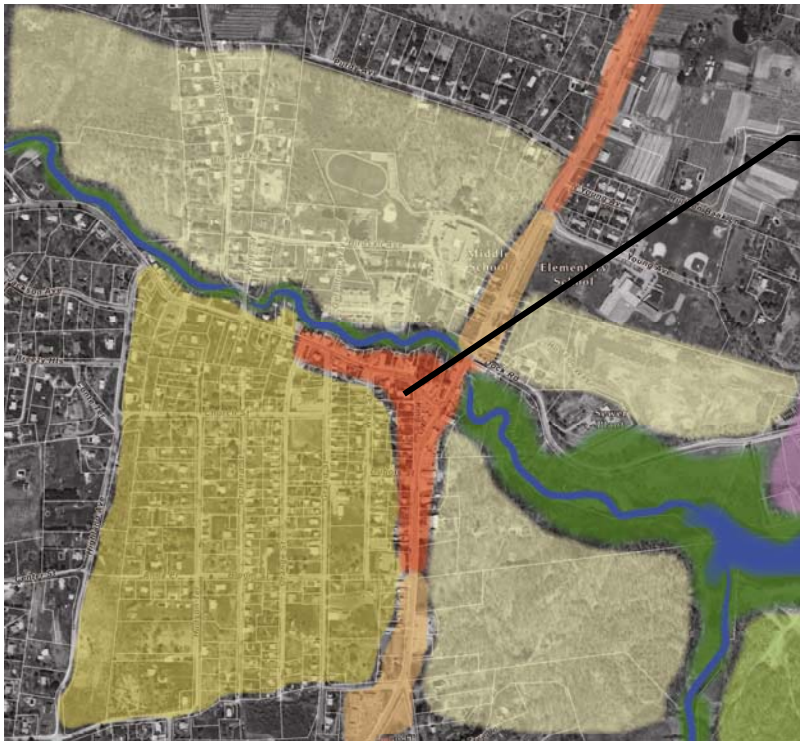




Multi-family housing
with shared walkways
and parking behind



Land Use Concepts

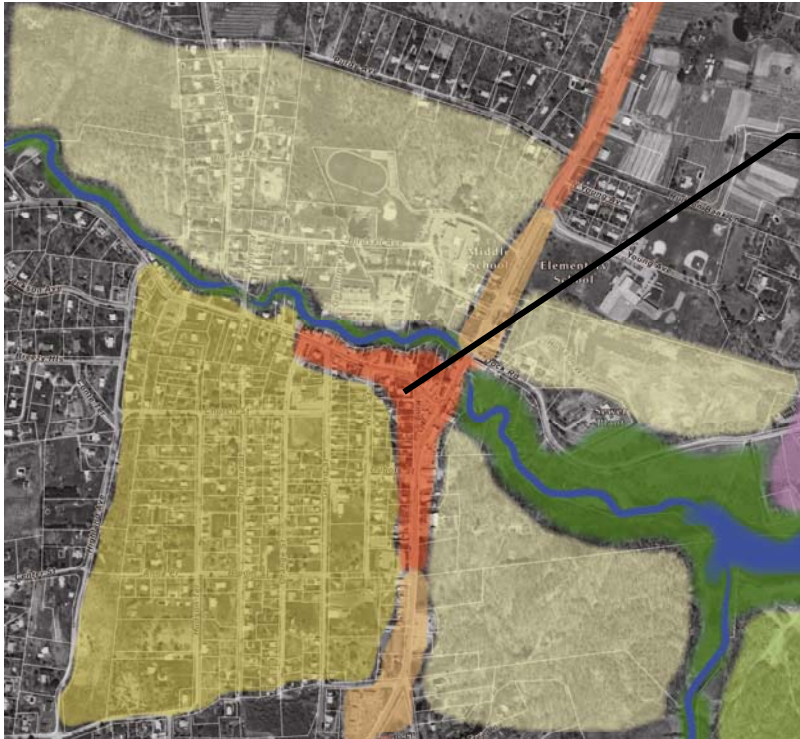


Hamlet Mixed-Use

Commercial at ground level,
residential or office on upper
floors



Land Use Concepts

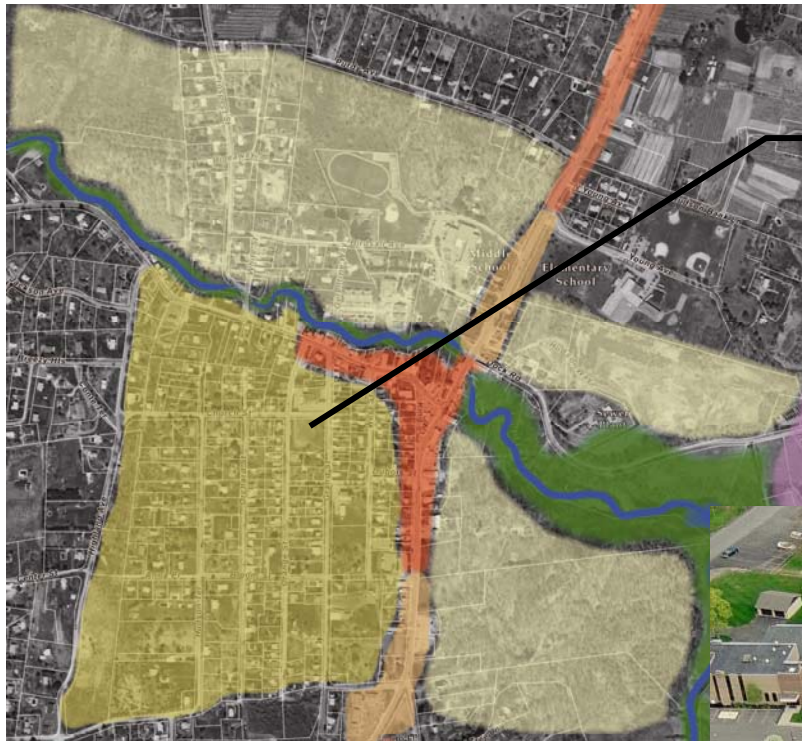


Hamlet Mixed-Use

Provide diverse mixture of attractions to increase business vitality



Land Use Concepts

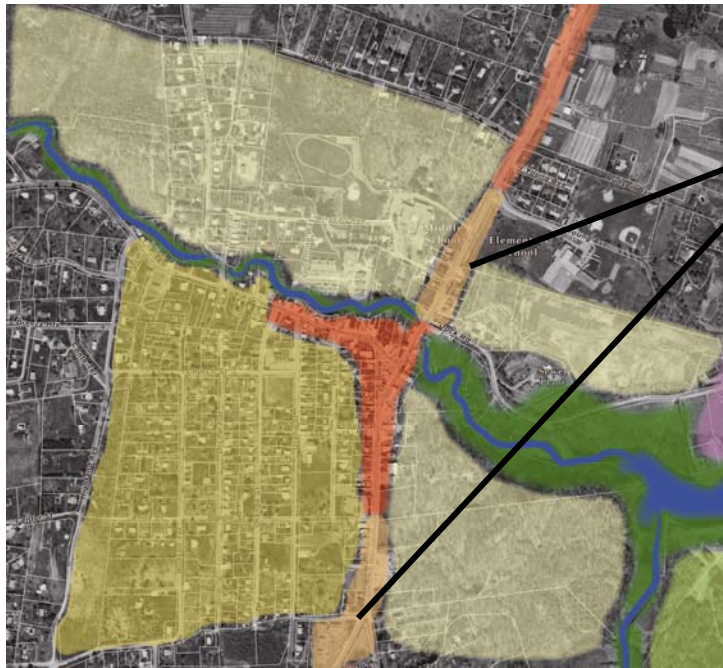


Hamlet Center Residential

Small lot residential with interconnected streets



Land Use Concepts



Hamlet Transition
Commercial



Enhanced architectural and
landscape design for
commercial establishments

Land Use Concepts

Gateway commercial with Refinements



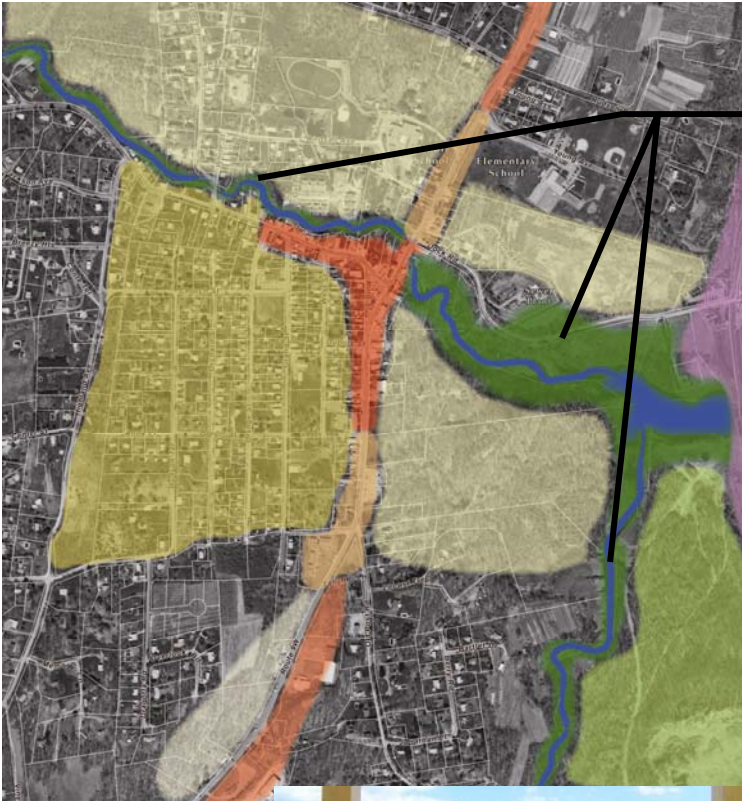
- Shared entryways
- Natural building materials and colors
- Low hedge for parking buffers
- Trees planted along frontage



Land Use Concepts

Greenway

Celebrate natural features as amenities for residents and visitors



Land Use Concepts

Greenway



As an economic
development
opportunity



Land Use Concepts

Opportunities for
historic interpretation
and renewable energy

Greenway



Old millworks in Marlboro

Land Use Concepts

Hudson River Waterfront Amenity

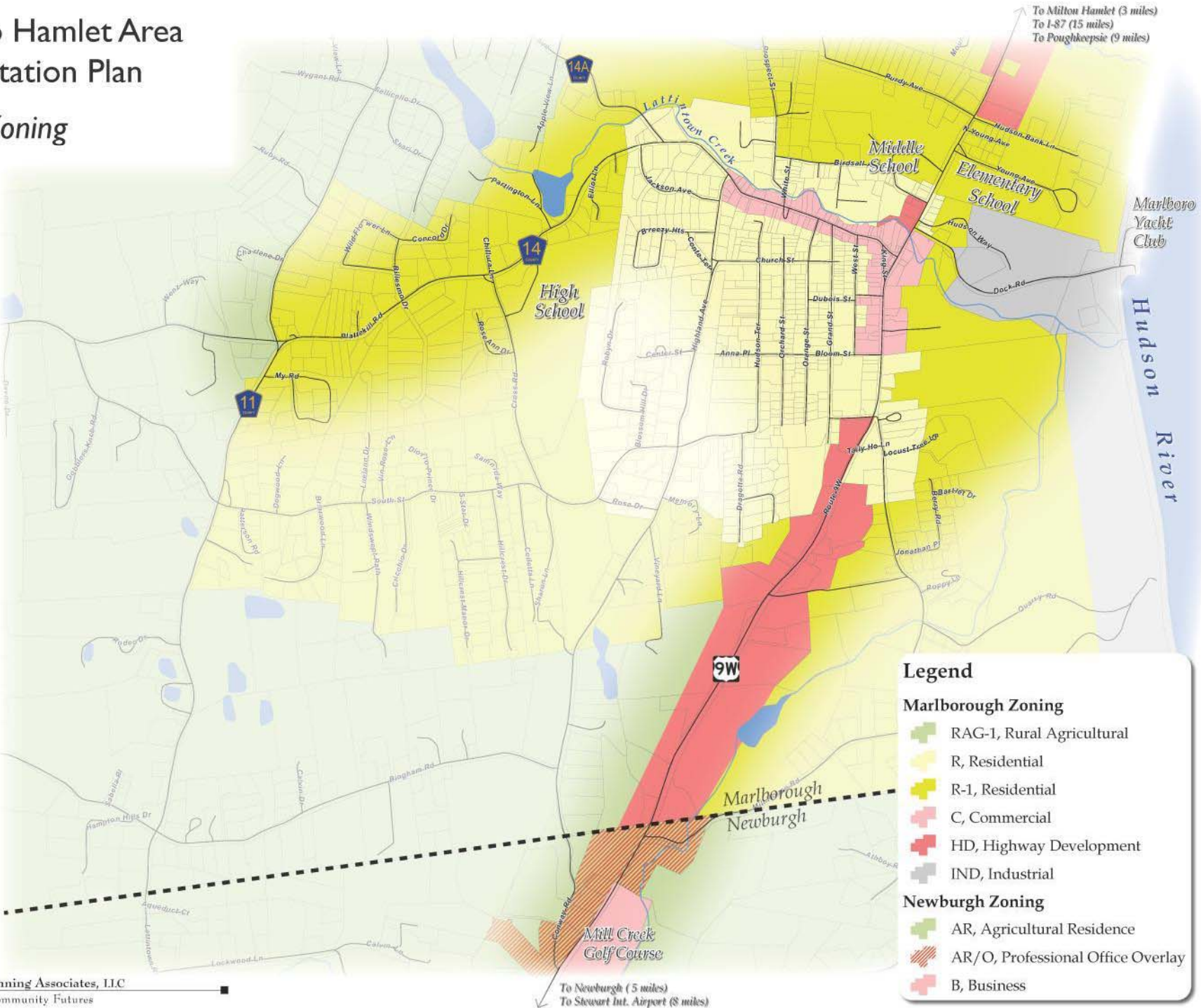


Consider public waterfront in future parcel acquisitions and developments



Marlboro Hamlet Area Transportation Plan

Existing Zoning



Zoning

Issues

Highway Development
Zone induces sprawl and
unsightly development

Commercial Zoning does not
promote mixed uses in hamlet
center

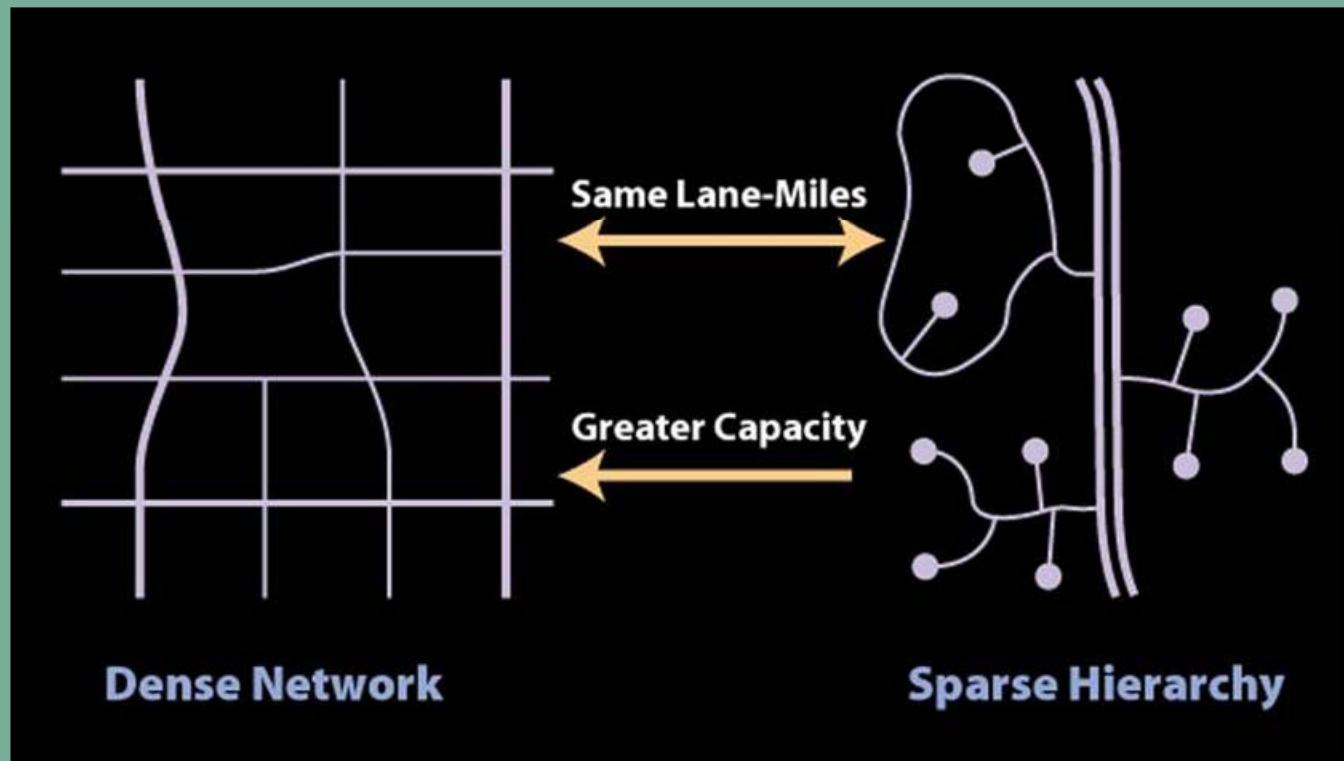
Opportunities

Consider development of design
guidelines / standards to address the
function and aesthetic quality of these
gateways to the hamlet

Facilitate mixed use development in the
hamlet center – area and bulk
requirements, parking standards, design
guidelines / standards

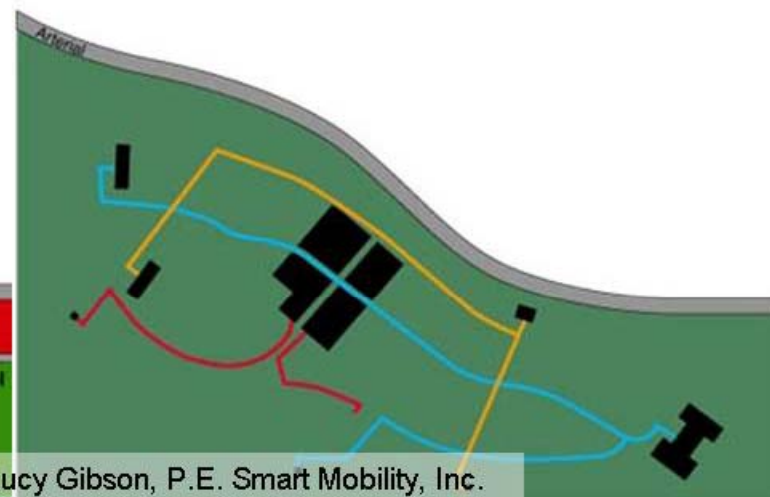
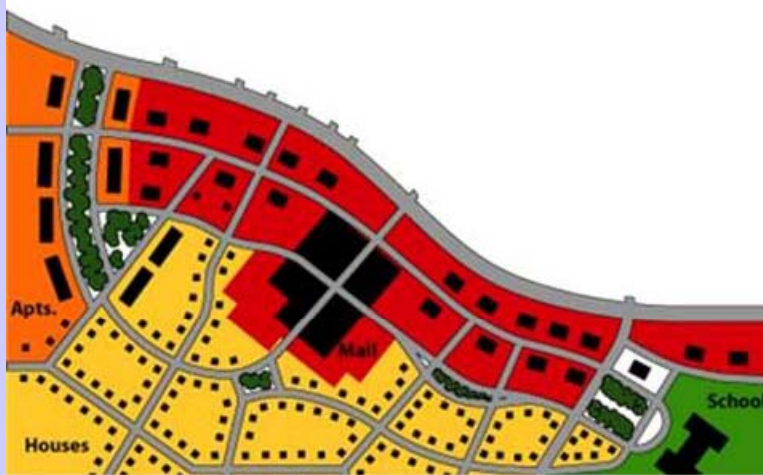
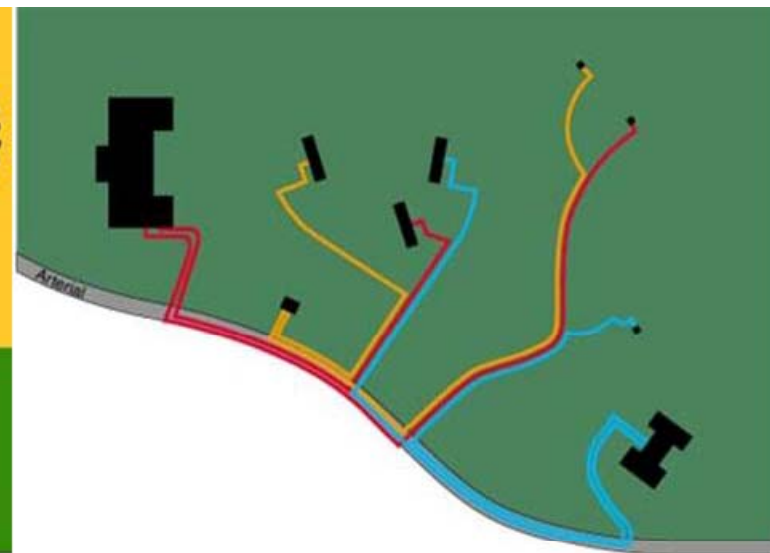
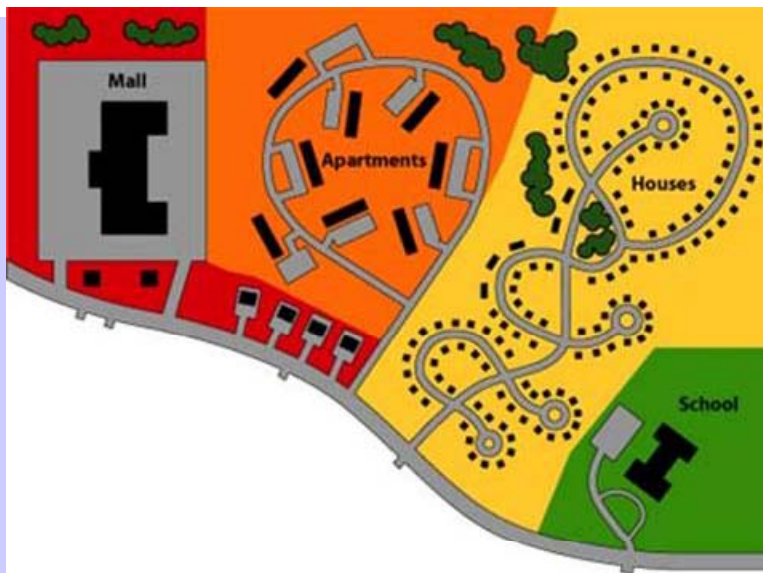
Connectivity

Capacity is Greater with Higher Connectivity



Courtesy of Glatting Jackson Kercher Anglin, Inc. and Lucy Gibson, P.E. Smart Mobility, Inc.

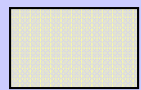
Connectivity



Courtesy of Glatting Jackson Kercher Anglin, Inc. and Lucy Gibson, P.E. Smart Mobility, Inc.

Connectivity

- Existing Road network shows interconnected streets on west side, but pattern does not continue throughout the central hamlet area



Potential new
development sites



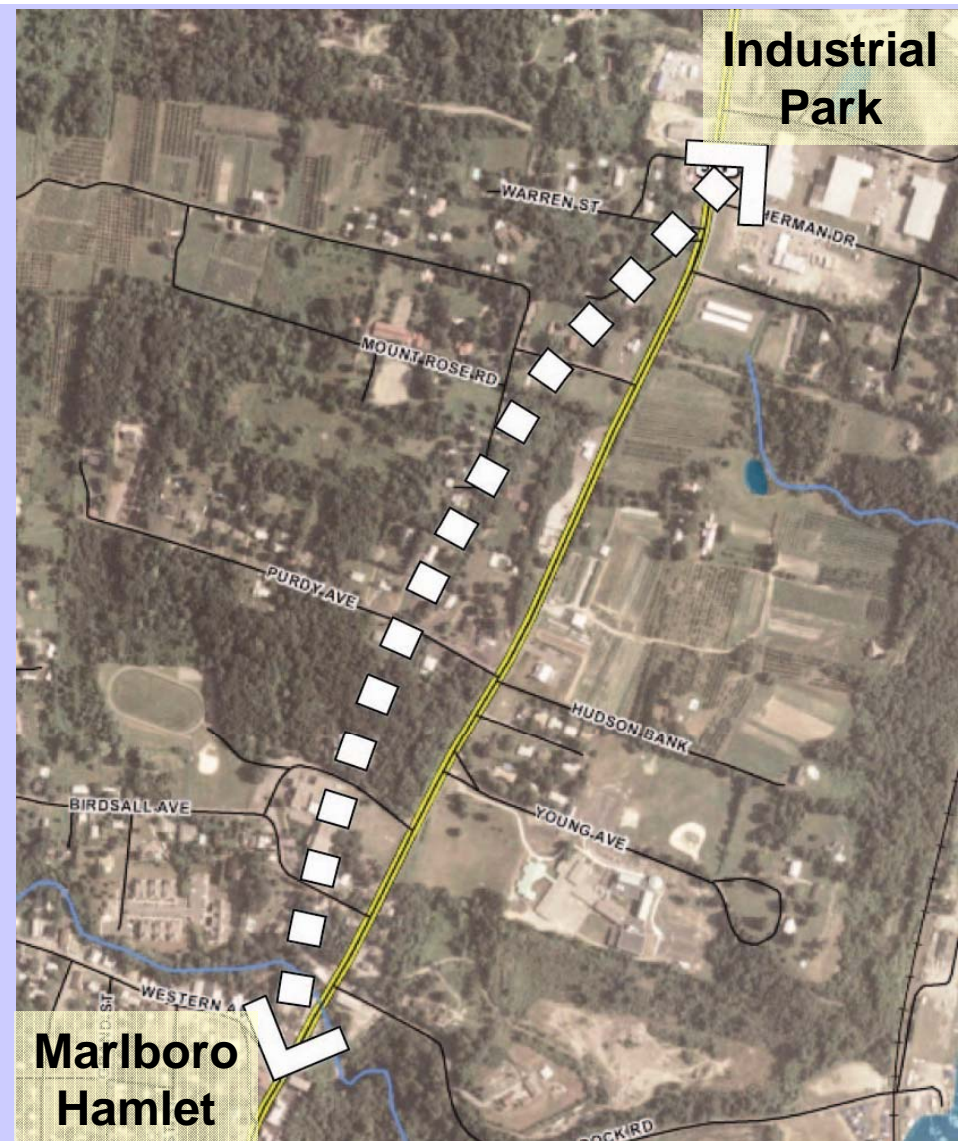
Connectivity

- Connection between proposed Dockside development with existing dead end road
- Connection between proposed Bayside development with Prospect Street
- Additional connection between Western Ave, Prospect Street, and ultimately 9W
- Opportunities for more connections on east side?



Connectivity

- Connection between center hamlet and the proposed industrial park improvements
 - employees may provide needed economic vitality –
 - make is easy and comfortable for them to get into hamlet



Gateways

Northern
Gateway - near
Western Ave and Prospect
Elementary School
Street



ern Gateway –
Marlboro Plaza



Gateways

Gateway treatments provide a sense of arrival and pride of place.

As indication of arriving at a populated place they often have the effect of traffic calming through visual cues to slow drivers, depending on the selected treatments.



Source: www.pedbikeimages.org / Dan Burden

Hamlet Center



Hamlet Center



Hamlet Center

- **Streetscape Examples**



Rhinebeck, NY

Hamlet Center

- Streetscape Examples



Port Ewan, NY

Transportation Plan

Rendering of proposed improvements in Marlboro hamlet from 2008 Transportation Plan



Looking north from intersection of 9W and King Street

Transportation Plan

- Alternative 2 Preferred



Parking shown here could be located elsewhere in hamlet

Transportation Plan

- **Parking Study**



Scheduled Improvements

- **Improvements from transportation plan – design to begin 2010**
- **Other Improvements:**
 - **Tandem stop lights in front of elementary and middle schools on 9W – town currently working with DOT to provide**
 - **Western Ave – shoulder widening from highschool to Prospect Street, new sidewalk from Prospect Street to 9W, slated for 2012**

Open Space and Recreation

- **Formalize public opportunities for viewing and trails along creek where possible**



Open Space and Recreation

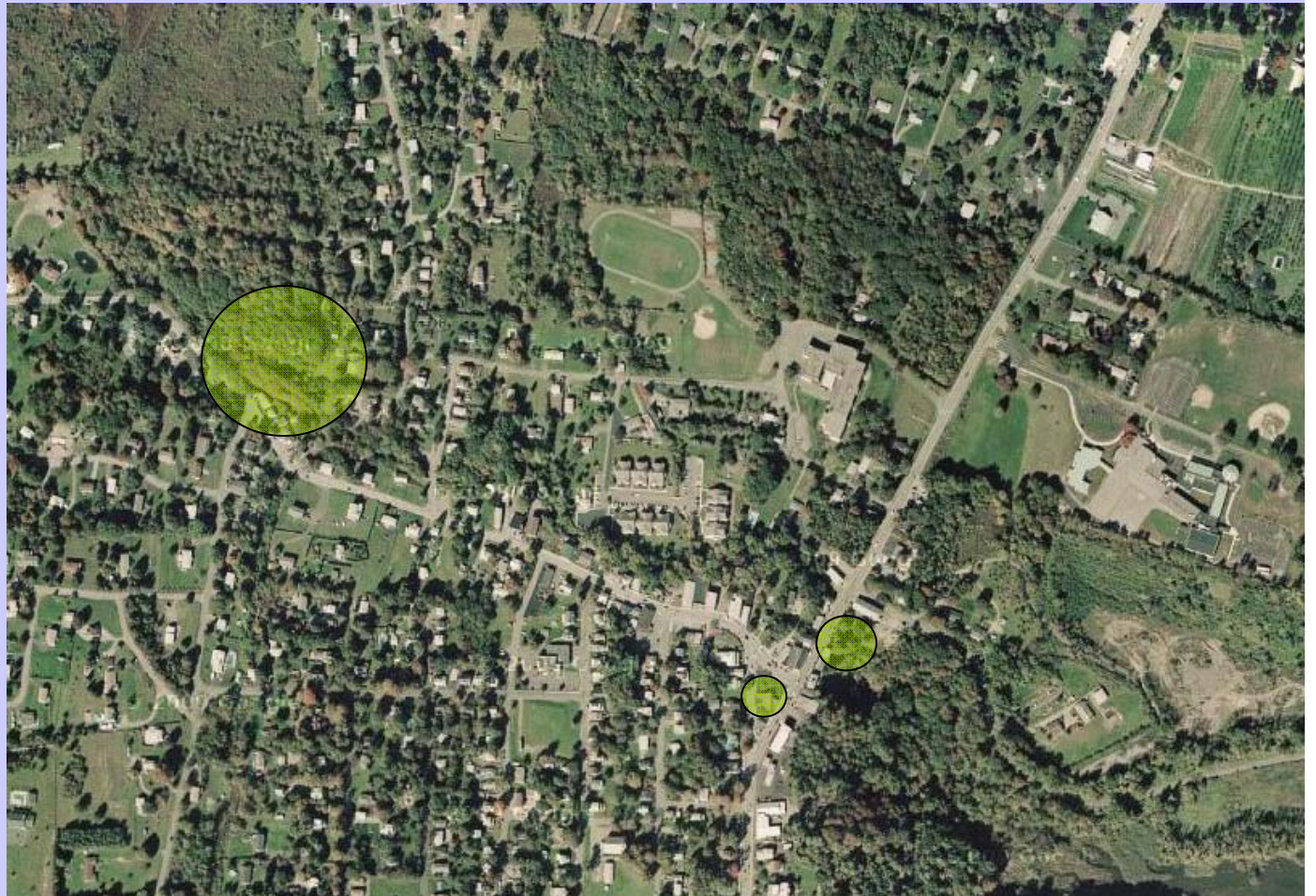
- **Provide pedestrian connections and trails along Lattintown Creek**



Successful pedestrian connection from senior apartments to Western Ave

Open Space and Recreation

- Opportunities for parks and recreation in Marlboro Hamlet
- Others?



Next Steps

- Develop Draft Master Plan Report
- Community Review and Feedback
- Develop Final Master Plan Report

Discussion

What do you like about the ideas presented this evening?

What concerns do you have about the ideas presented this evening?

Thank You!

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