

# 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

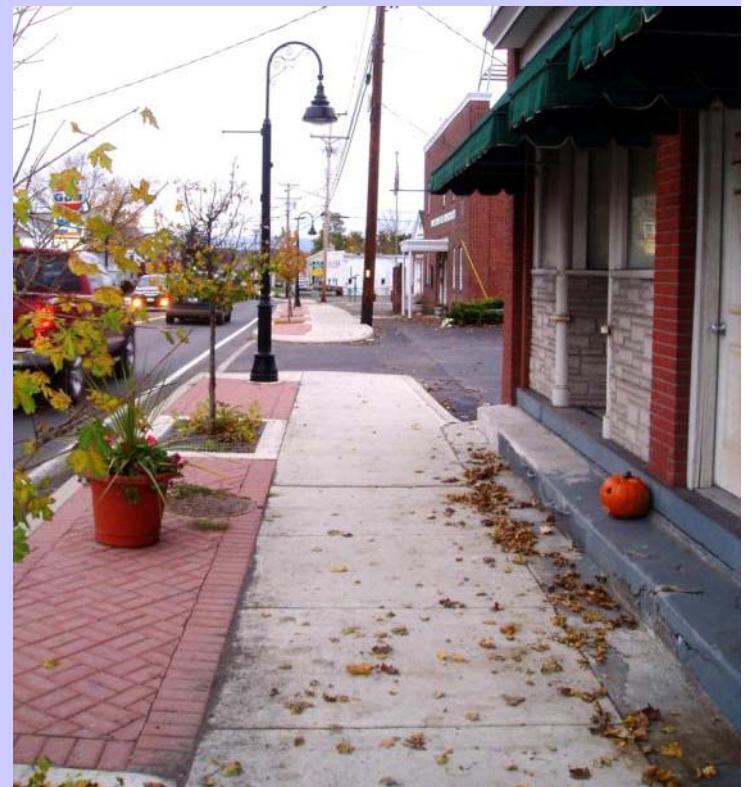
# Introduction

## 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

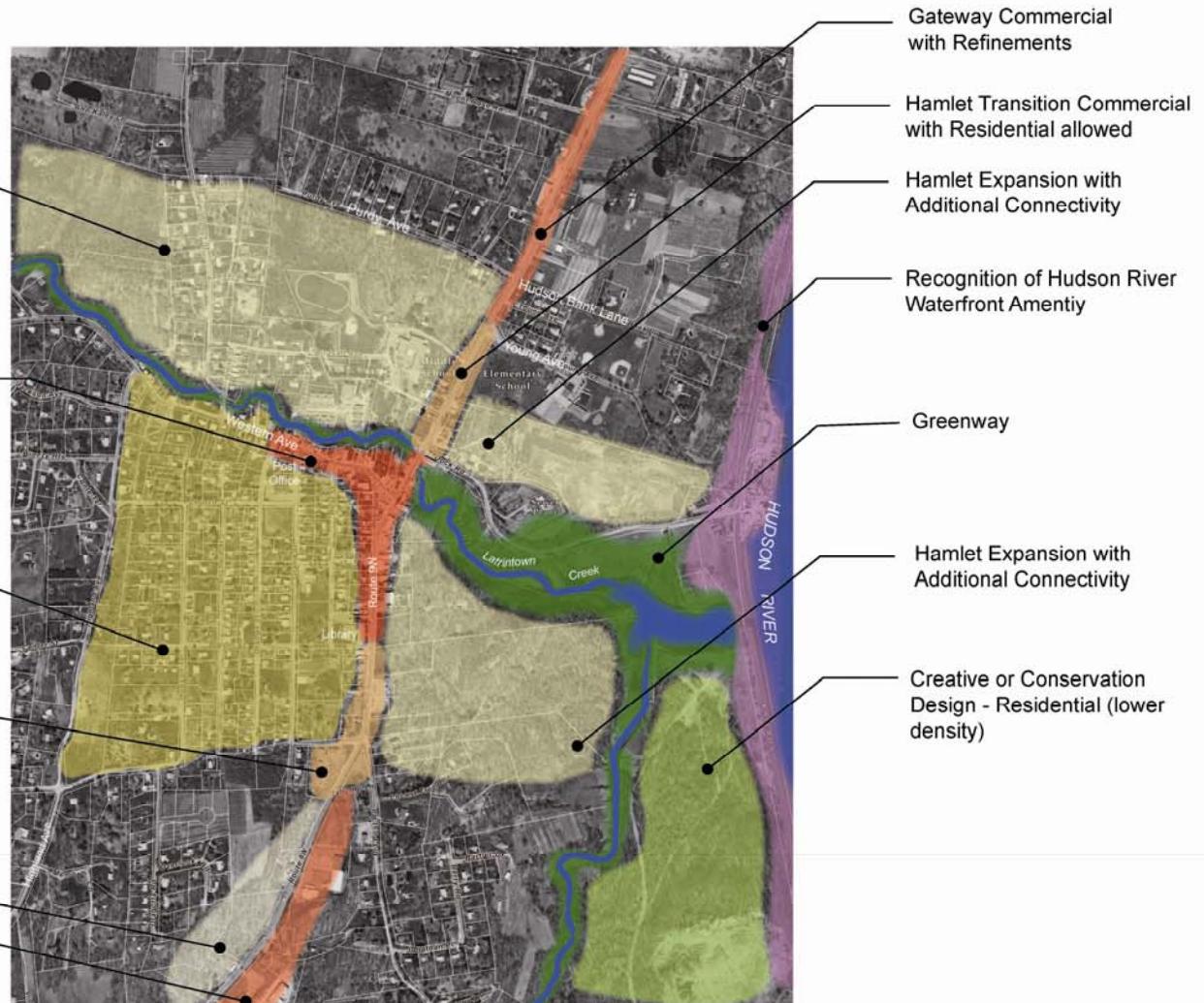
Hamlet Mixed Use  
Primarily Commercial at ground  
level, residential or office on  
additional floors

Hamlet Center  
Small Lot Residential with  
Interconnected Streets

Hamlet Transition  
Commercial with Residential  
allowed

Residential

Gateway Commercial  
with Refinements



# 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



Alley access  
in back



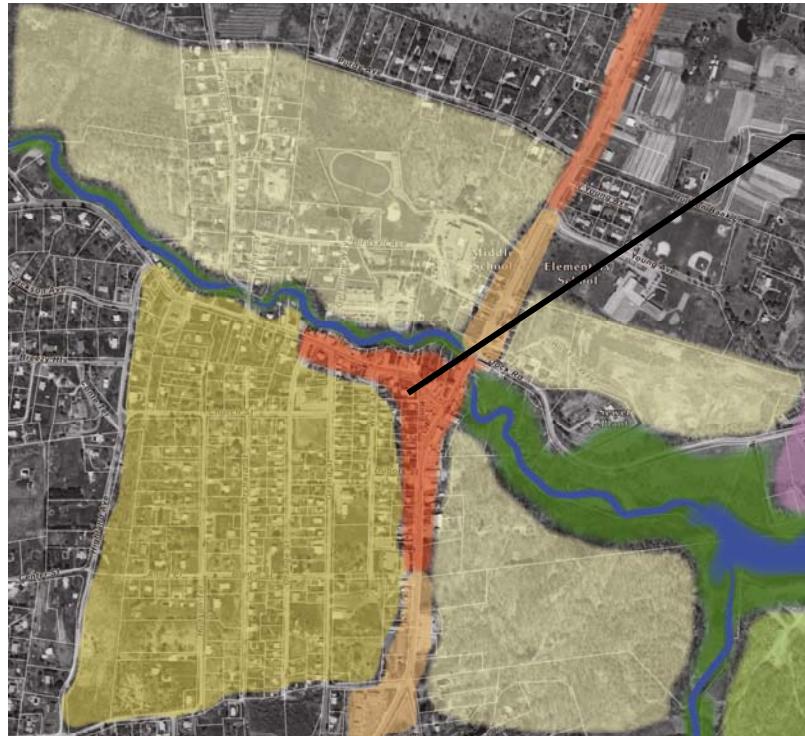
Hamlet-style  
single family  
homes face  
street



Multi-family housing  
with shared walkways  
and parking behind



# Land Use Concepts

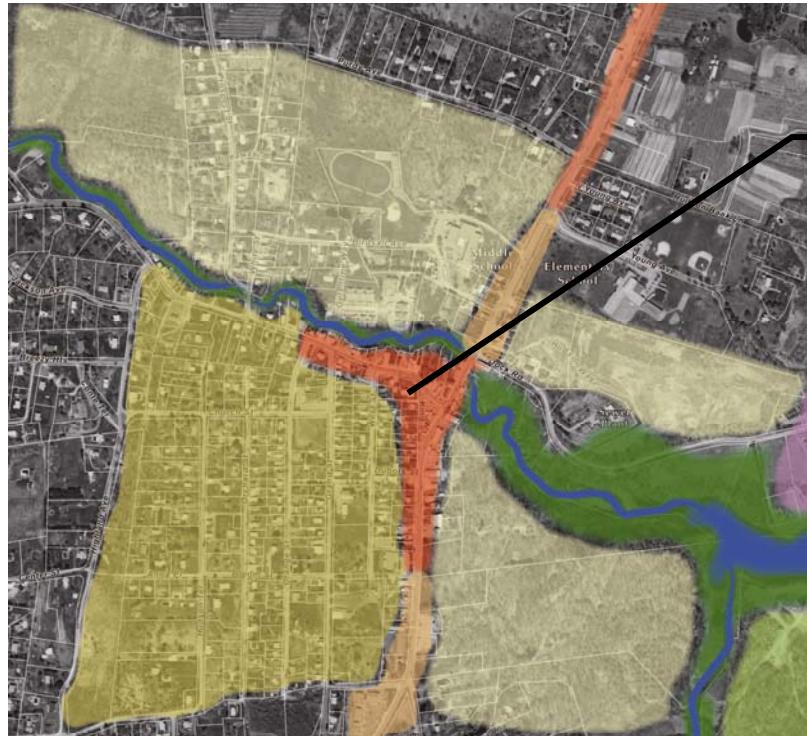


## Hamlet Mixed-Use

Commercial at ground level,  
residential or office on upper  
floors



# Land Use Concepts

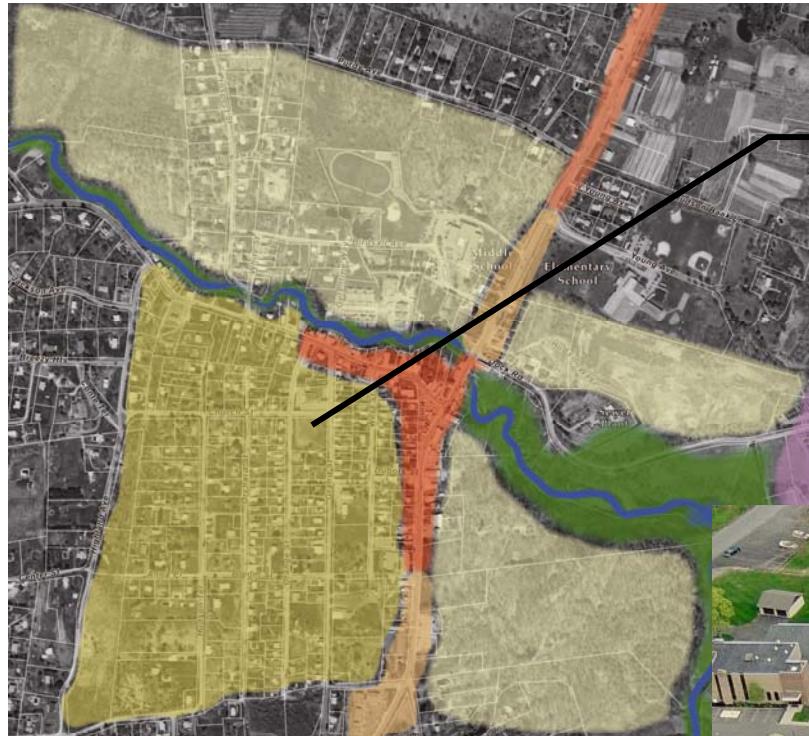


## Hamlet Mixed-Use

Provide diverse mixture of attractions to increase business vitality

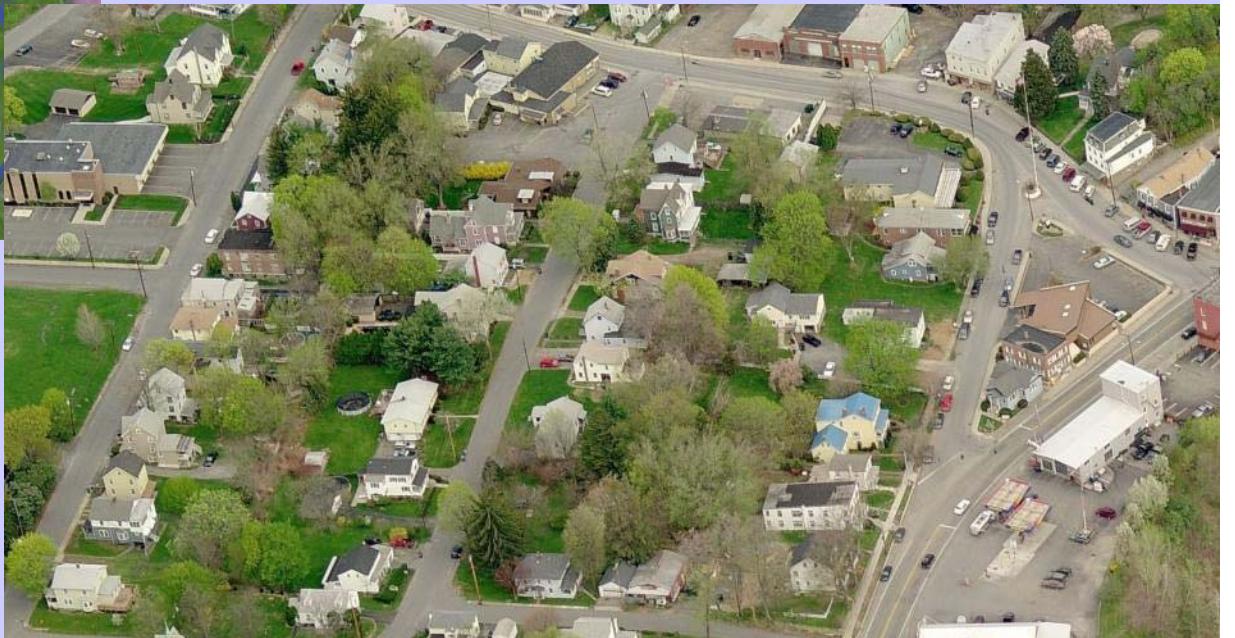


# Land Use Concepts

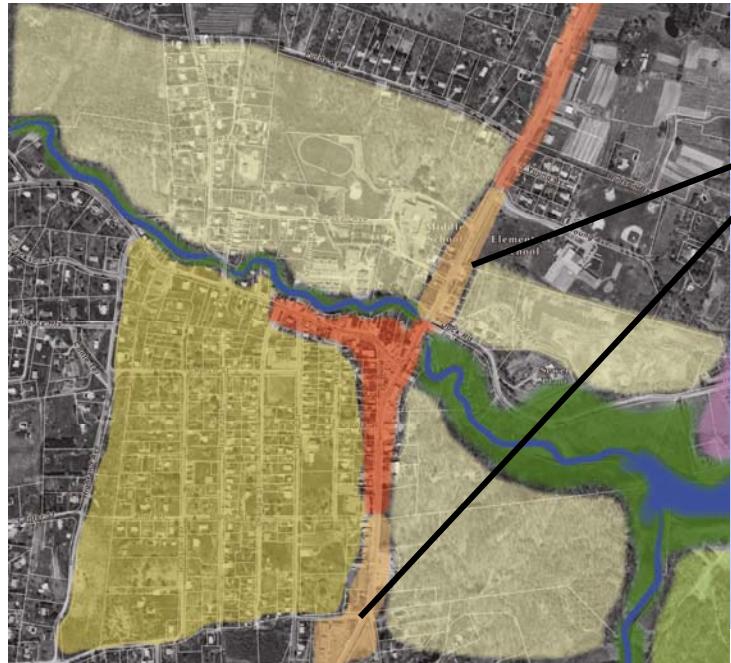


## Hamlet Center Residential

Small lot residential with interconnected streets



# Land Use Concepts



Hamlet Transition  
Commercial



Enhanced architectural and  
landscape design for  
commercial establishments

# Land Use Concepts

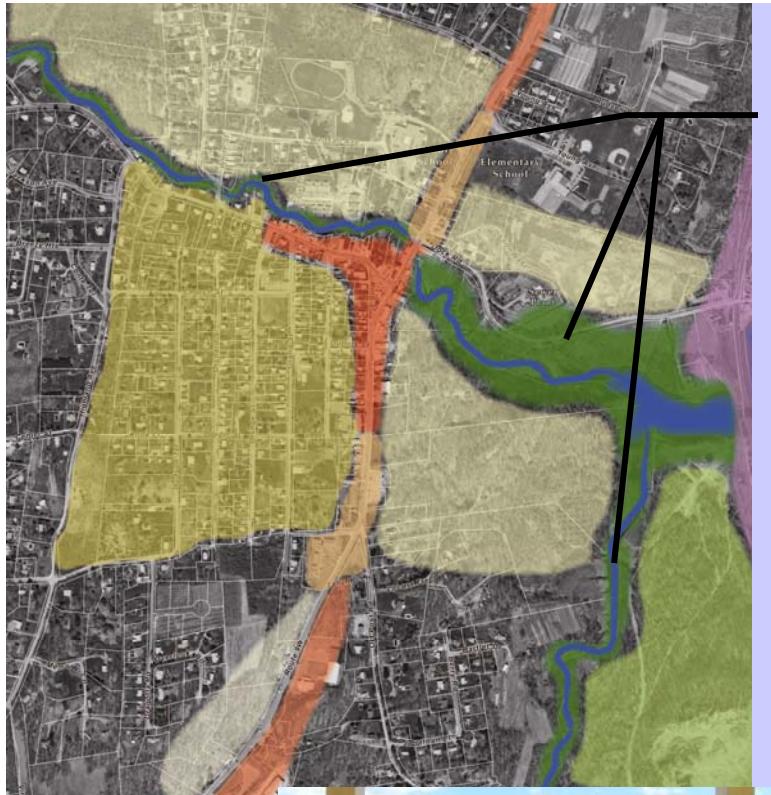


## Gateway commercial with Refinements

- 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

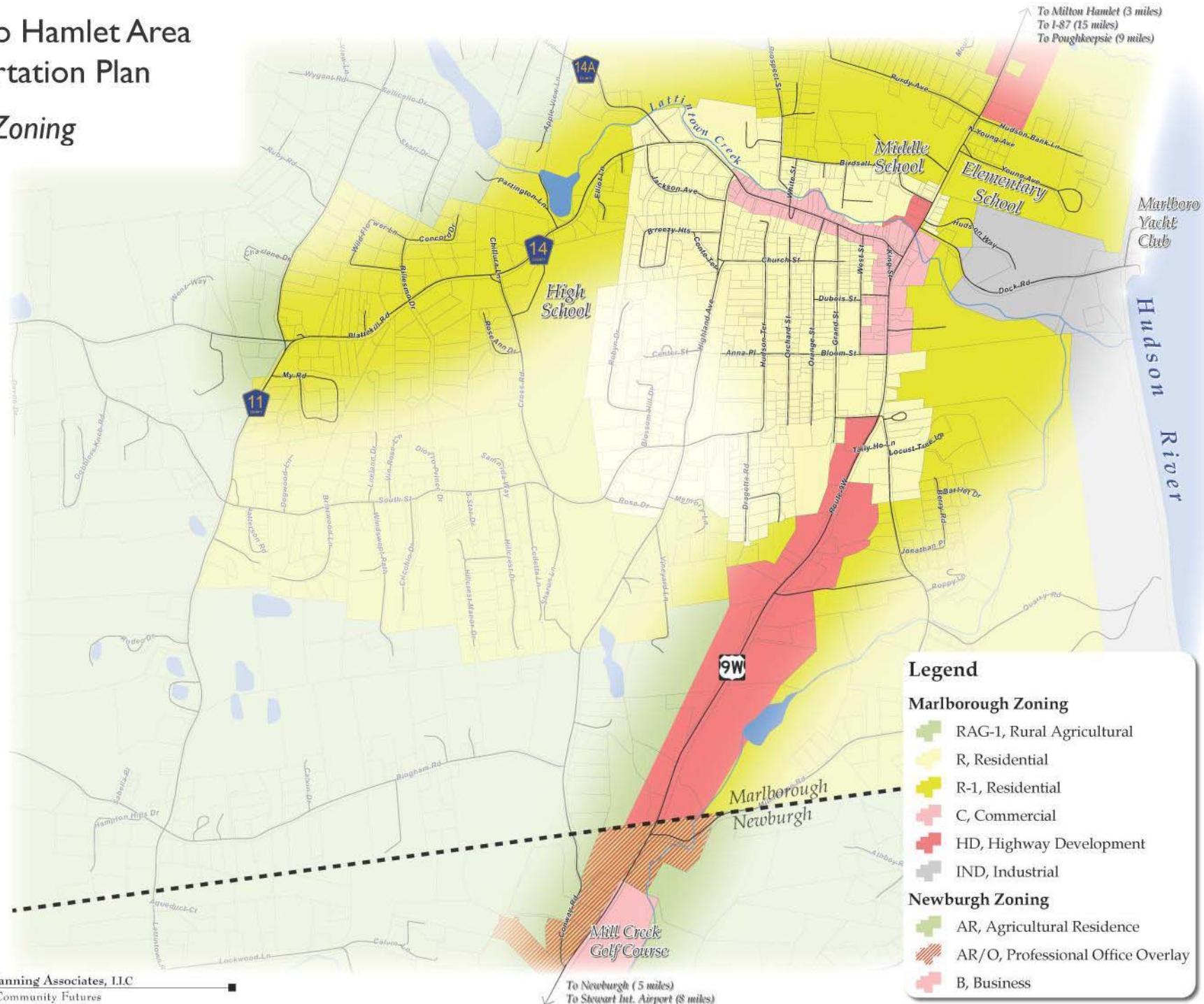


Consider public waterfront in future parcel acquisitions and developments



# 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

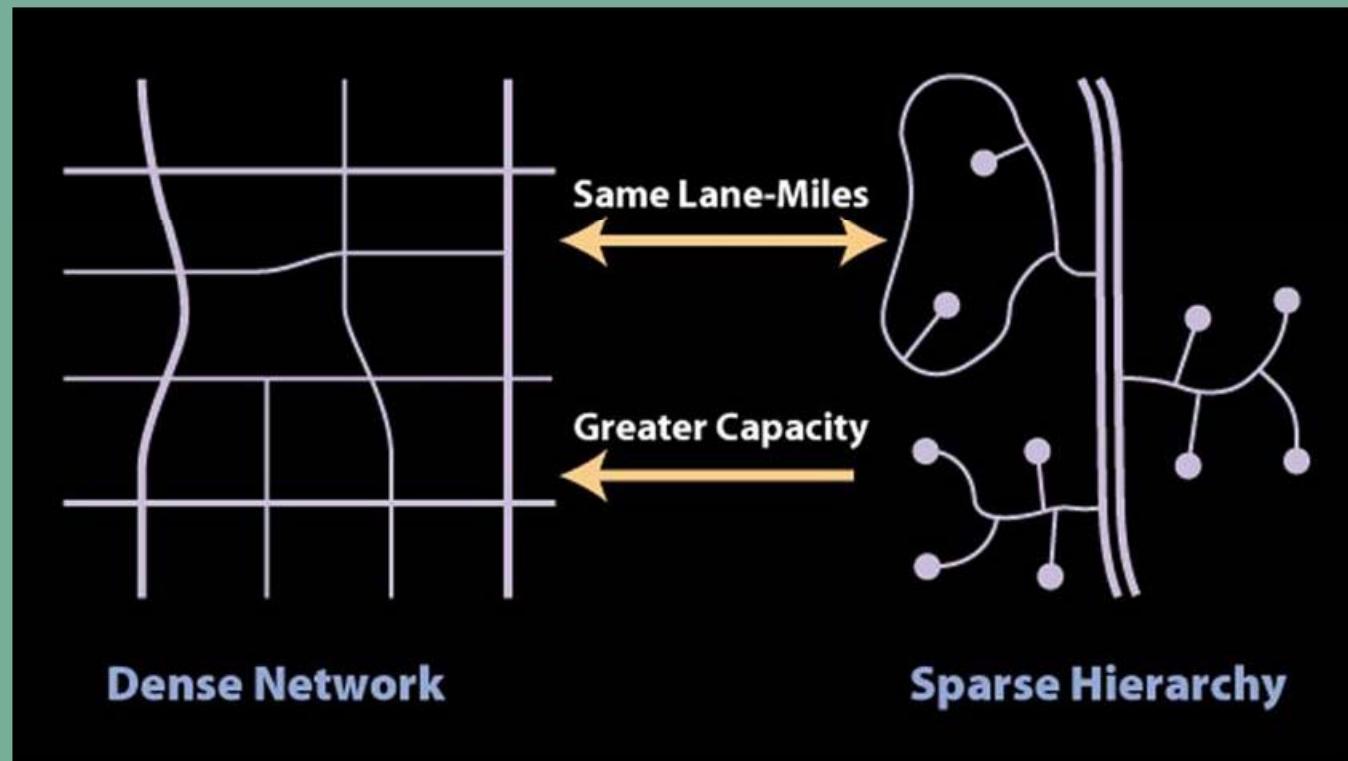
## Opportunities

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

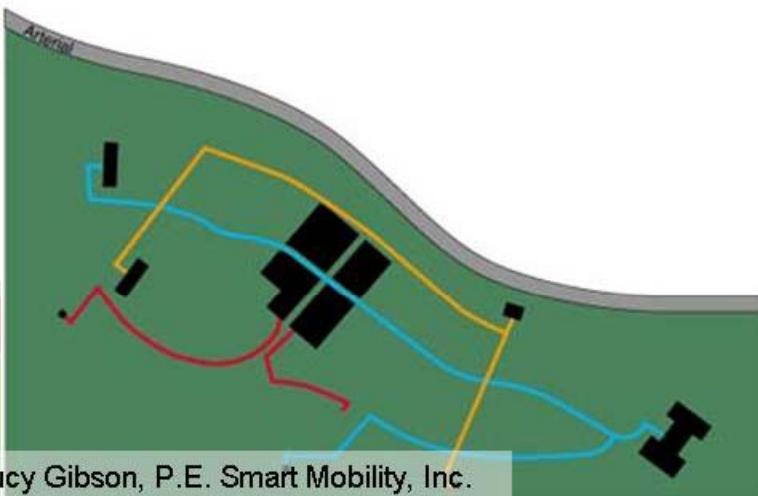
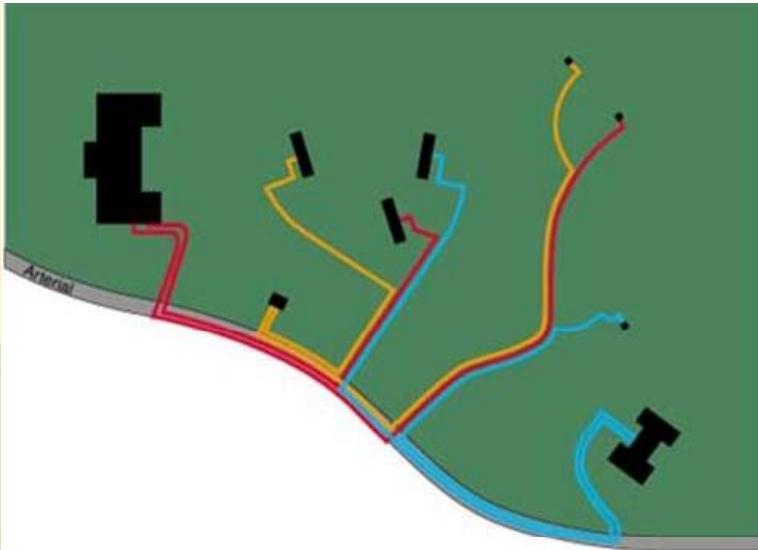
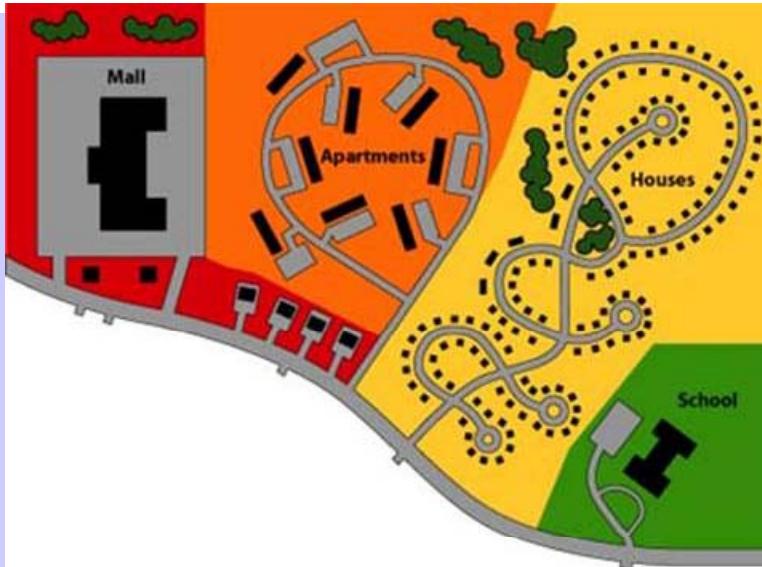
Facilitate mixed use development in the hamlet center – area and bulk requirements, parking standards, design guidelines / standards

# Connectivity

Capacity is Greater with Higher Connectivity



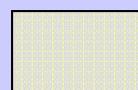
# Connectivity



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



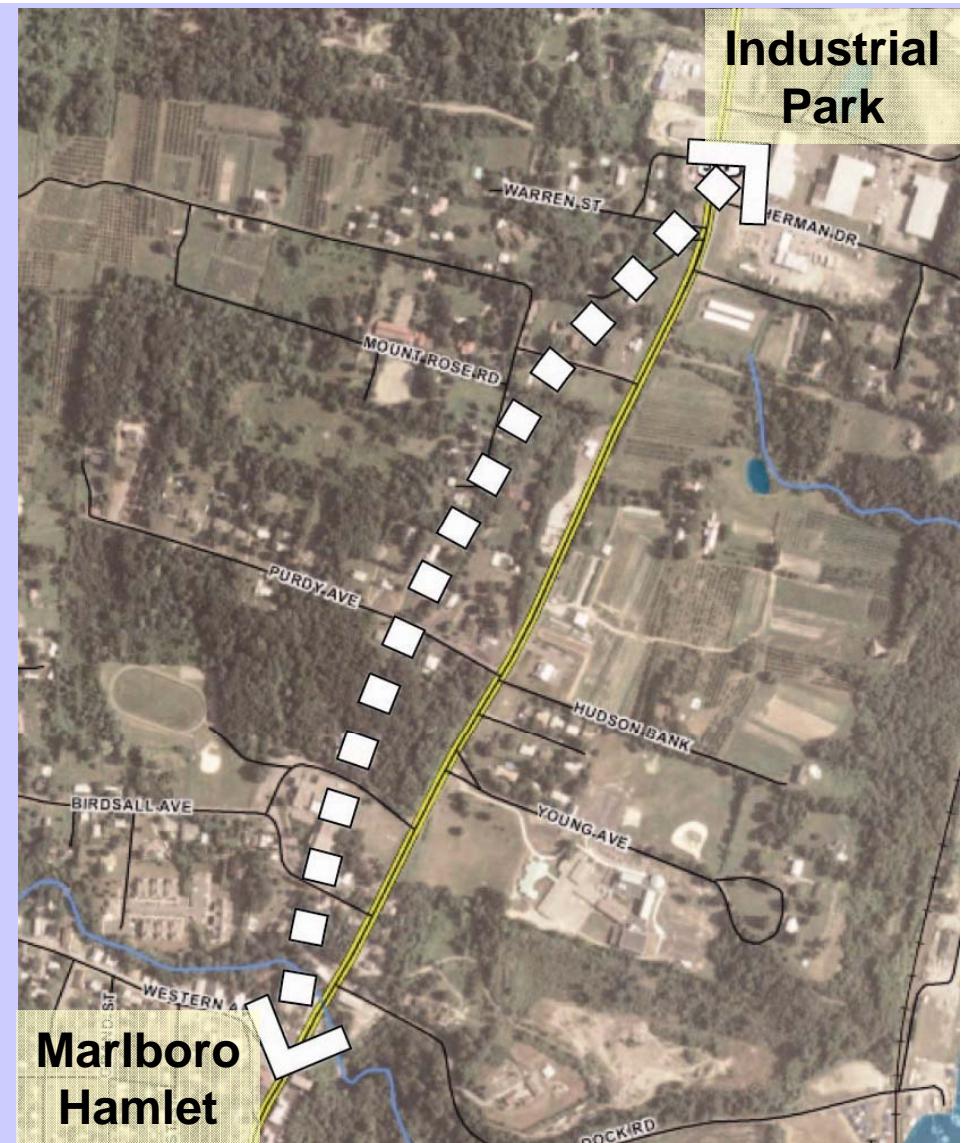
# Connectivity

- 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  
Western Gateway –  
Gateway - near  
Western Ave and Prospect  
Elementary School  
Street



Western 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](http://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

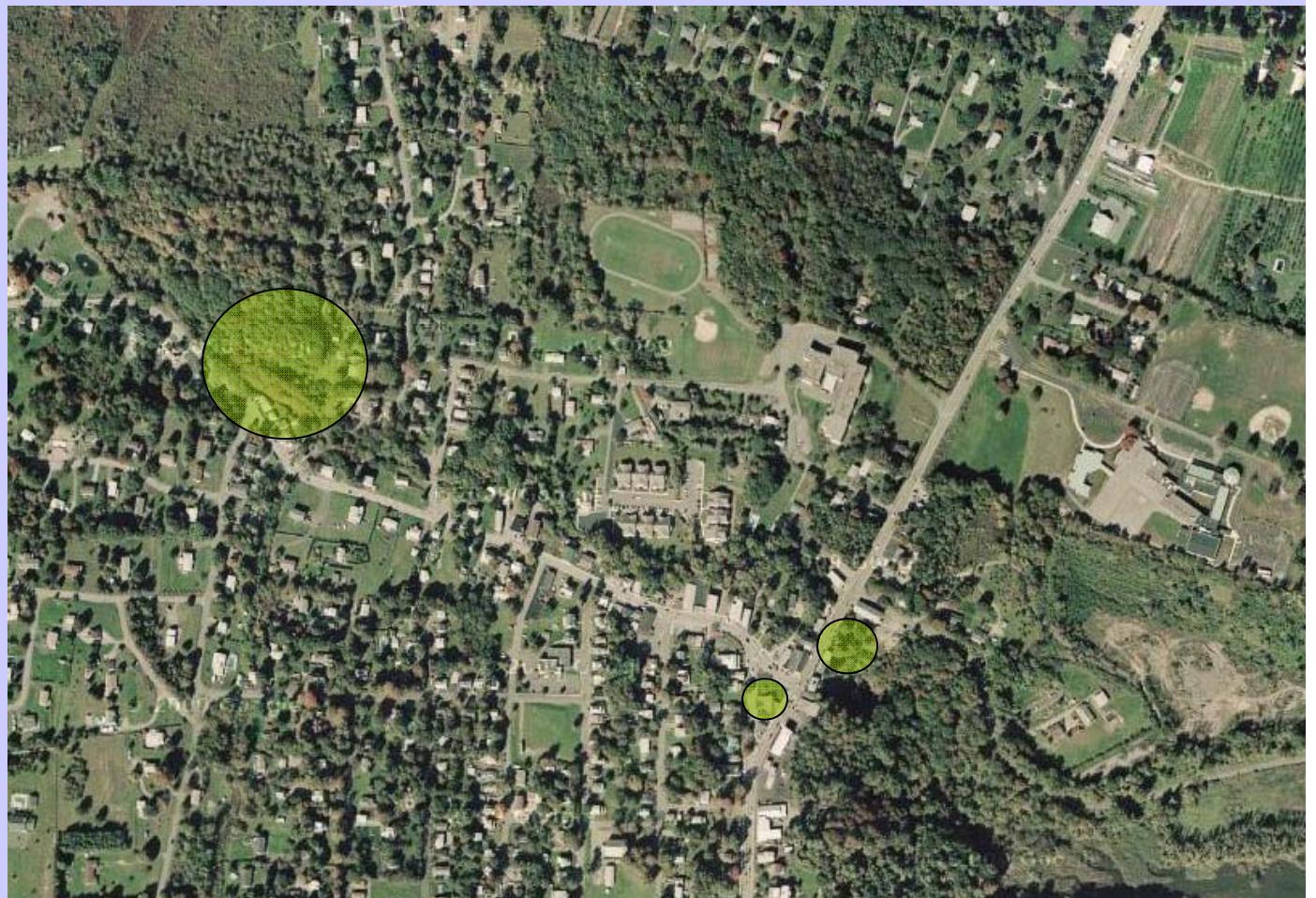
- **Provide pedestrian connections and trails along Lattintown Creek**



*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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