

Marbledale Road Design Guidelines Amendment to Village Comprehensive Plan

Section F - Additional Information:

The “Proposed Action” is the adoption of the Marbledale Road Design Guidelines as an amendment to the Village of Tuckahoe Comprehensive Plan. The study area (see Figures 1 & 2) includes only the industrial areas of Marbledale Road found along the 0.6 mile segment from Main Street to Fisher Avenue. It does not include the residential areas north of Fisher Avenue. Properties along the corridor are largely privately owned. The Village owns Main Street Park and the DPW site at the southern portion of Marbledale Road.

Marbledale Road was historically the location of the Tuckahoe marble quarry, which spurred the growth of the village in the 19th century. While the marble industry left in the 1930s, the corridor remained industrial in nature. Many of the properties and the streetscape in general have suffered from neglect over the years. The Marbledale Road Design Guidelines Plan is part of a Village initiative to promote the long term transformation of the corridor to make it a more positive environment for both businesses and village residents, and to help it to become more cohesive and connected to the surrounding village context.

The goals of the Marbledale Road Design Guidelines are to:

- Enhance Marbledale Road’s streetscape and built environment by establishing an overall design vocabulary and parking strategy;
- Provide design recommendations for use by the Planning Board in reviewing new developments;
- Enhance the corridor as a business corridor for the Village and attract new economic opportunities; and
- Create a more attractive pedestrian environment between Main Street and Fisher Avenue.

It is recognized that there are some vacant and underutilized parcels within the study area which may be redeveloped. These sites present opportunities for redevelopment, adaptive reuse and creation of streetscape connectivity and/or additional open space. Improving these areas will help to enhance the livability of the neighborhood and provide improved connections to Main Street and Fisher Avenue.

The primary function of this document is to provide the Village and the development community with a set of guidelines for ways to improve the public realm. The document provides a palette of options with regard to site design, lighting, landscaping, site circulation, and parking. The intent of the guidelines are to be used by the Planning Board during the site plan approval process. These guidelines are not meant for construction; rather they are meant as a visual guide for designers and decision makers. It is intended that proponents of projects, Village staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the provisions presented in the guidelines as long as the core values expressed are being served.

This report also informs future planning by the Village, which may include decisions related to land use, zoning, and capital

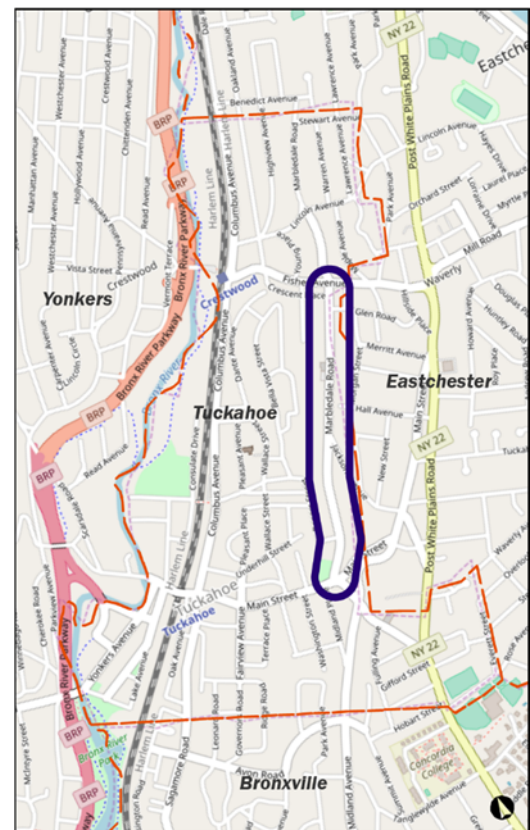


Figure 1: Study Area Location Map

expenditures along Marbledale Road. The intent of the guidelines are to be used by the Planning Board during the site plan approval process. The document also provides recommended zoning changes for the General Commercial (GC) district. The guidelines and proposed zoning changes are not anticipated to have a negative impact on environmental resources.

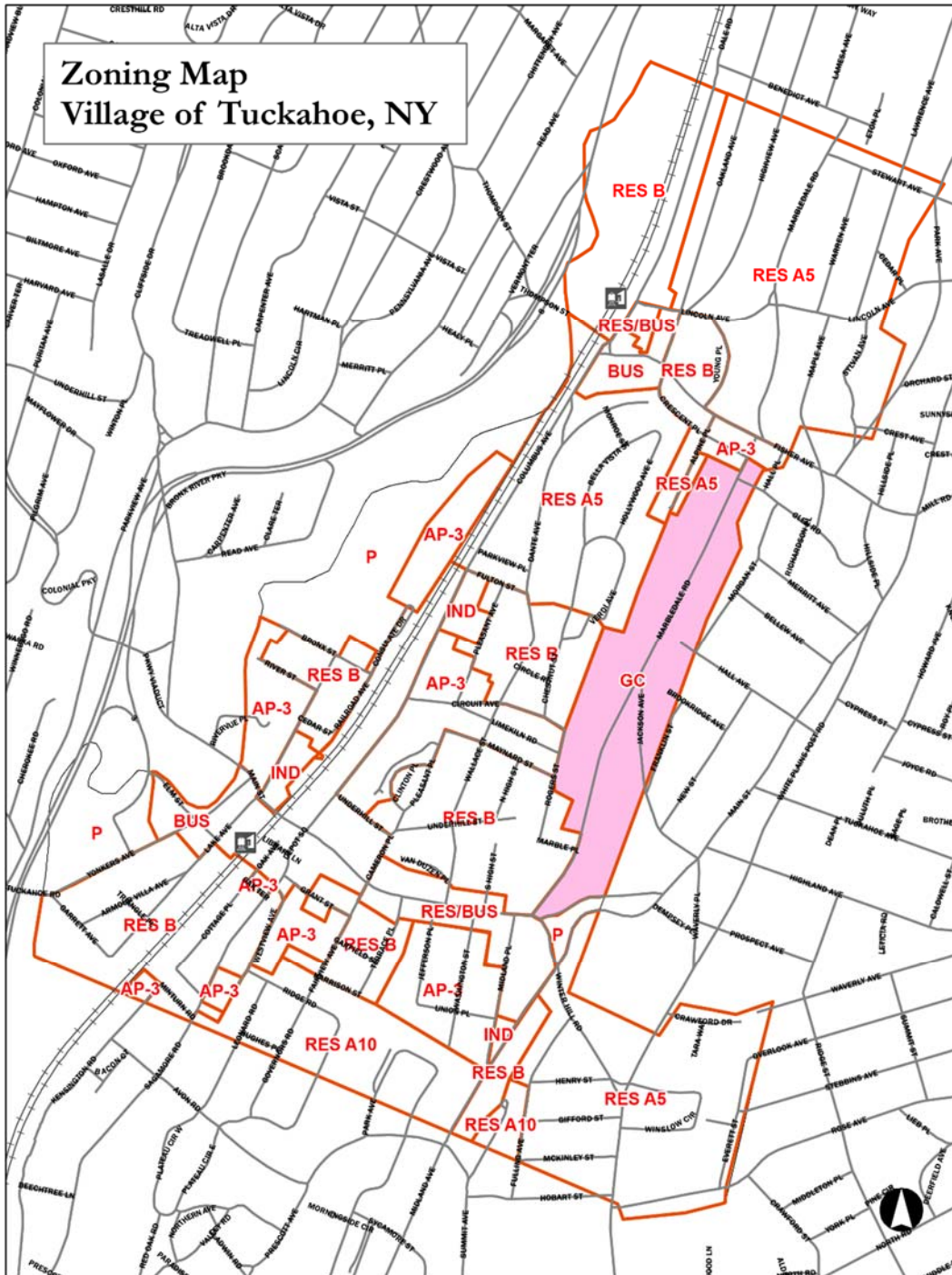


Figure 2: Study Area - General Commercial District (in pink)