

Village of Maybrook - Downtown Revitalization Initiative

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mid-Hudson

Municipality Name: Village of Maybrook

Downtown Name: Downtown District - Village of Maybrook

County: Orange

Justification:

The Village of Maybrook was once a thriving railroad industry, known as Orange Junction, starting in 1888 until a fire destroyed the Poughkeepsie Bridge in 1974. Since that time the Village has effectively floundered in terms of economic development. Mayor Dennis Leahy and the Village Council have developed a plan to address this economic stagnation by rebranding the Village as an outdoor recreational destination and re-developing the Downtown area into a vibrant Village center for both residents, employees of the several new local businesses, and visitors to the region. The Village leadership started by doing a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis which revealed, that though the Village has lost its industry, it's bordered by several thousand acres of currently vacant land (both privately owned parcels as well as Stewart State Forest (SPARC) land), and is a major thoroughfare for several thousand travelers per year to parts unknown. If the Village could offer those travelers a reason to stop, and a place for local workers and residents to remain in the area, a community revitalization would be possible. The financial and expert assistance provided through the DRI would serve as a catalyst that would significantly advance our current efforts and vision into a reality.

Vision for Downtown:

The Village of Maybrook leadership has a clear vision of a Downtown district that includes mixed-use buildings with wide, well-lit, walkable sidewalk, with specialty shops, restaurants, and services on the ground floors and apartments above. The Village has already purchased several defunct properties to use as municipal parking. Plans are also underway to build a Performing Arts Center and Amphitheater at the southern end of Main Street, which is directly adjacent to the beginning of the new road through, the soon to be developed corporate/light industrial complex, and several hundreds of acres of outdoor recreational property. This new road will also include bike and walking paths.

DOWNTOWN IDENTIFICATION

1) Boundaries of the Downtown Neighborhood.

As shown on the attached map, the boundaries of the Downtown area encompasses a 4-5 block area of about with the route 208, the Village's main thoroughfare, to the West and the proposed new Road and access to outdoor recreation area to the East. Main Street runs through the center of this area. This

Downtown area will easily accommodate shopping, restaurants and entertainment for the residents of the Village and neighboring communities, employees of nearby businesses and industry, as well as visitors to the area. A map of the Downtown Revitalization Area is provided, as well as an aerial map of Maybrook for reference.

2) Catchment area

The Downtown district is the perfect size and location for year-round businesses and has sufficient room for growth. It is within walking distance for two separate senior housing complexes, as well as two apartment complexes, three churches and multiple residences and businesses. This area is also less than a mile and easily walkable from the Village government and recreational buildings and sports fields. The Downtown area is well situated in the south end of Maybrook's geographic village center (with the Village government and recreation to the north), and will be where the new road through the planned corporate /light-industrial complex and outdoor recreational area will be situated beginning at Main Street. Bike and walking paths through-out the area will provide easy access, as well as several new well-placed municipal parking lots.

3) Past Investment, future investment potential.

The Village of Maybrook is well positioned geographically for businesses, with ready access to I-84, local Route 208, as well as easy rail access, and close proximity to Stewart International Airport and I-87 to the east. Village leadership are collaborating with a major corporate entity in developing 784 privately owned acres into a corporate / light industry park intertwined with bicycling and walking paths, establishing access from the village downtown into the 7,400 acre Stewart State Forest recreational preserve and providing much needed emergency access to the lands east of the village currently divided with an operational railroad with no crossing. There are also several new businesses in the area surrounding Downtown, especially on Neelytown Road (1.5 miles from Downtown) including a Fed Ex distribution center, and a Pharmaceuticals distribution warehouse. A new contract was also recently signed with a school bus company (200+ employees) that will provide services to two school districts with the site of new garage immediately adjacent to the downtown business revitalization zone.

In preparation for this revitalization initiative, the Village has already acquired several defunct properties within the Downtown area. Zoning changes are currently being made to allow for mixed use properties to encourage and incentivized for maximization of space. There are approximately 31 individually and privately owned properties capable of being expanded substantially in the new Downtown business zone. This does not include the very exciting addition of a potential Performing Arts Center and outdoor Amphitheater.

4) Recent or impending job growth.

As discussed in previous sections, the Village of Maybrook is experiencing rapid growth in the area of new business and industry, in addition to planning the development of neighboring properties into an outdoor recreation area. This influx of jobs to the area, will not only encourage but necessitate the opening of other new businesses in the form of restaurants, café's, shops, and services.

We are currently in discussions with a property owner to exchange a 1.9 acre property currently utilized for storage of rental storage containers, to relocate this facility out of the revitalization area. The exchanged property will provide right-of-way, connecting development of the new road and Main Street. This is also crucial for Emergency and Fire Department access to the new 840,000 SF corporate

complex development and the outdoor recreation area and parkland beyond. An existing 10,000 SF structure is being considered for an expansion/relocation of the Montessori school currently in a less desirable location in the village. A school for Music and Arts is also entertaining relocation to the Village and is looking to purchase a defunct 2.9 acre lumber yard for construction of a Performing Arts Center and Amphitheater. The Hudson Valley Wind Ensemble and a Boy Scout Band is currently using the Village senior center for performances, and dialog with a local Broadway stage company has been opened as well for a diverse usage package of the proposed space. There are currently no other known amphitheaters in Orange County, which would provide a much needed resource and attraction for many performing arts groups.

5) Attractiveness of physical environment.

Our current Downtown district is virtually a blank slate ready to be molded into a vibrant and much needed center for shopping, restaurants, and social and cultural activities. Already with-in walking distance of many businesses and residences, it will provide a meeting space for a very diverse population of local residents (from seniors to young professionals, and families), people employed by local businesses, and visitors to the area. The downtown district will provide increased access to restaurants, personal services, and shopping whereas, residents currently need to drive to other municipalities for many of these things.

6) Quality of Life policies.

Village leadership is in the process of updating zoning codes, and evaluating the best possible means and planning schemes in order to transform the current downtown district into a robust social gathering and economically prolific area that will make the Village of Maybrook into a destination. The Business zoning update is completed and is expected to be voted into law by August of 2017. This update will include shared parking to expand lot coverage, reduced parking for mixed use properties, reduced apartment square requirements for maximizing build-out allowances, encourages inclusion of green spaces, interconnected parking and walkways to and through neighboring private properties, and encourages wide sidewalks, bicycling lanes and safe pedestrian crossings. Village of Maybrook has also been declared an official NYS Banking District, incentivizing local business, property owners and residents with lower interest rates and savings plans.

The municipality has purchased and razed a condemned building for new 45 car municipal parking lot inside the downtown business zone. The lot will be shared for commuter parking for current direct Bus service to NYC. The municipality has also cleaned and re-graded a village owned lot and is currently used as a 14 car municipal parking lot inside the business zone. An expansion of the parking for existing VFW is also planned allowing for a pedestrian plaza in front with parking on the side.

Accessibility is a priority in all of the Village's revitalization plans so that all residents, local workers and visitors can enjoy what our revitalized downtown has to offer.

7) Support for the local vision.

The Revitalization Initiative is a vital part of all Village Board meetings and discussions. It is a priority in almost every operational decision made by Village Leadership. Several public meetings have been held to present to plan to residents and local business owners and receive feedback, which has been overwhelmingly positive. Village leadership has also had multiple informal meetings with corporate entities who have interest in the region. In March, Village leadership and key stakeholders met with

representatives from the Mid-Hudson Regional EDC to discuss components of the revitalization plan, and have had many discussions with County level leadership as well. The result has been an outpouring of support. The Village has also established an Economic Development Committee, comprised of the Mayor, Village Trustees, Village employees, Expert consultants and key stakeholders. This group meets monthly and representatives would take the lead on the Downtown Revitalization project.

8) Readiness:

The opportunity to have access to the resources and assistance provided by the DRI would serve as a catalyst to drive our current implementation strategy into a reality. Our plan would not be possible without the collaboration on initiatives being undertaken by private entities, and stakeholders who are dedicated to making our vision a reality. The Village has been working with a Planning Consulting firm for the past 2 years and has drafted a Master plan. Properties have been purchased, as described above, to create municipal parking and zoning changes to the downtown business district should be voted in by the end of the Summer 2017. Multiple private development projects (the corporate/light industrial complex, the performing arts center and amphitheater, etc.) are being planned in collaboration with the Village of Maybrook's community revitalization plan, and are also close to becoming shovel ready. Maybrook is poised and ready for a bright future and could hit the ground running if awarded this opportunity.

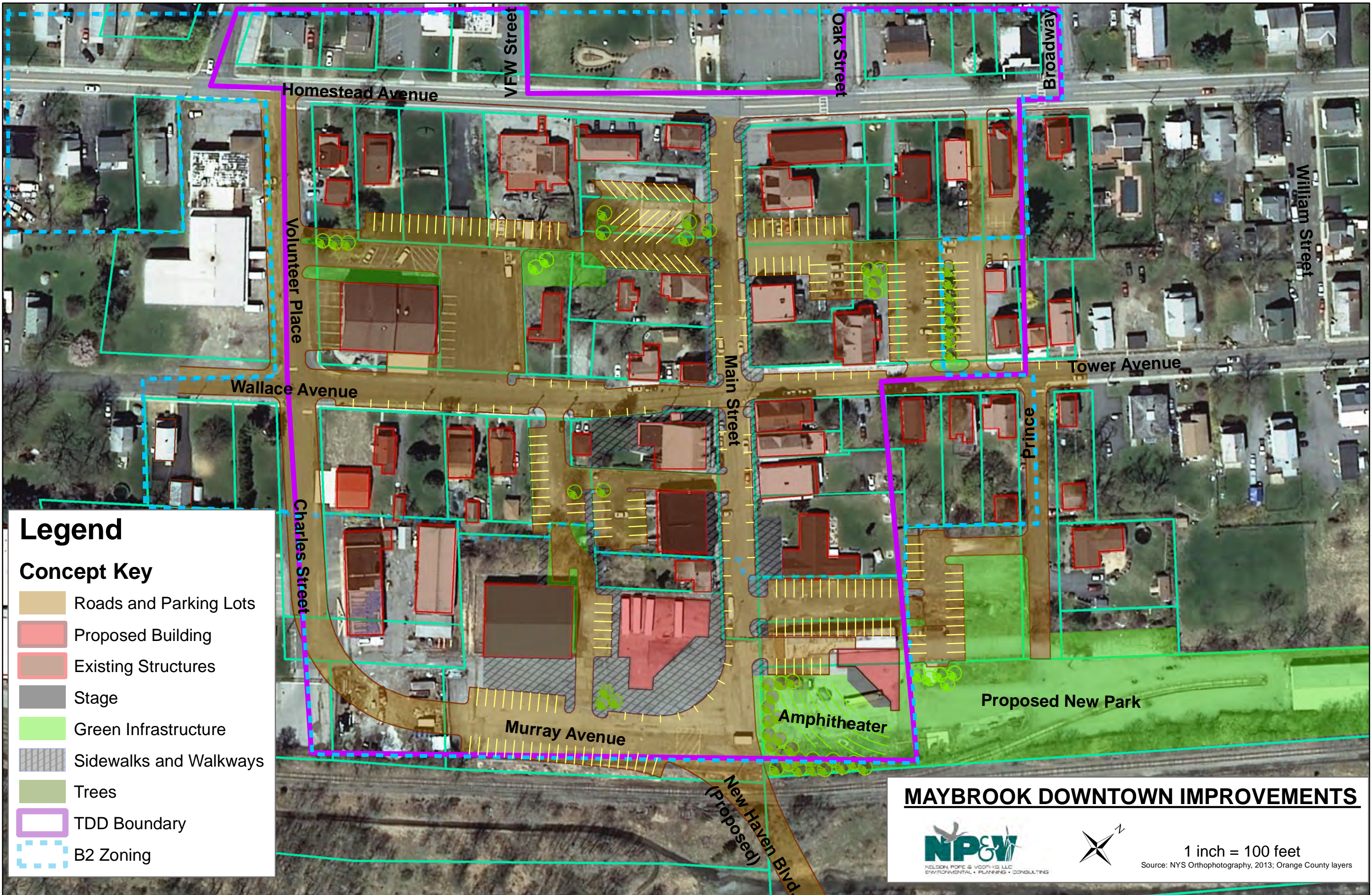
If awarded, within two years, Maybrook, would be able to complete much of the work needed to implement zoning updates and changes to the Downtown region, build the new road from Main Street to Houston Street, and see several of the large projects currently in the planning phase become reality.

9) Administrative Capacity.

Village leadership, from the Mayor to the Town Council and Village employees are all dedicated to the success of the Community Revitalization Initiative. This project is a priority on all Village Board meeting agendas, and informal discussions with stakeholders. Experts in the fields of planning, engineering, and grant writing have been contracted, and contacts are being made with other professionals who will aid in making this vision a reality. County officials have also offered their support of the project and offered assistance where needed. The Village of Maybrook is poised and ready to do the work needed to make our community an economically successful destination.

10) Other.

We are excited and hopeful to be considered for this opportunity and thank you for your consideration. We have included letters of support and maps at the end of this document as requested.



Legend

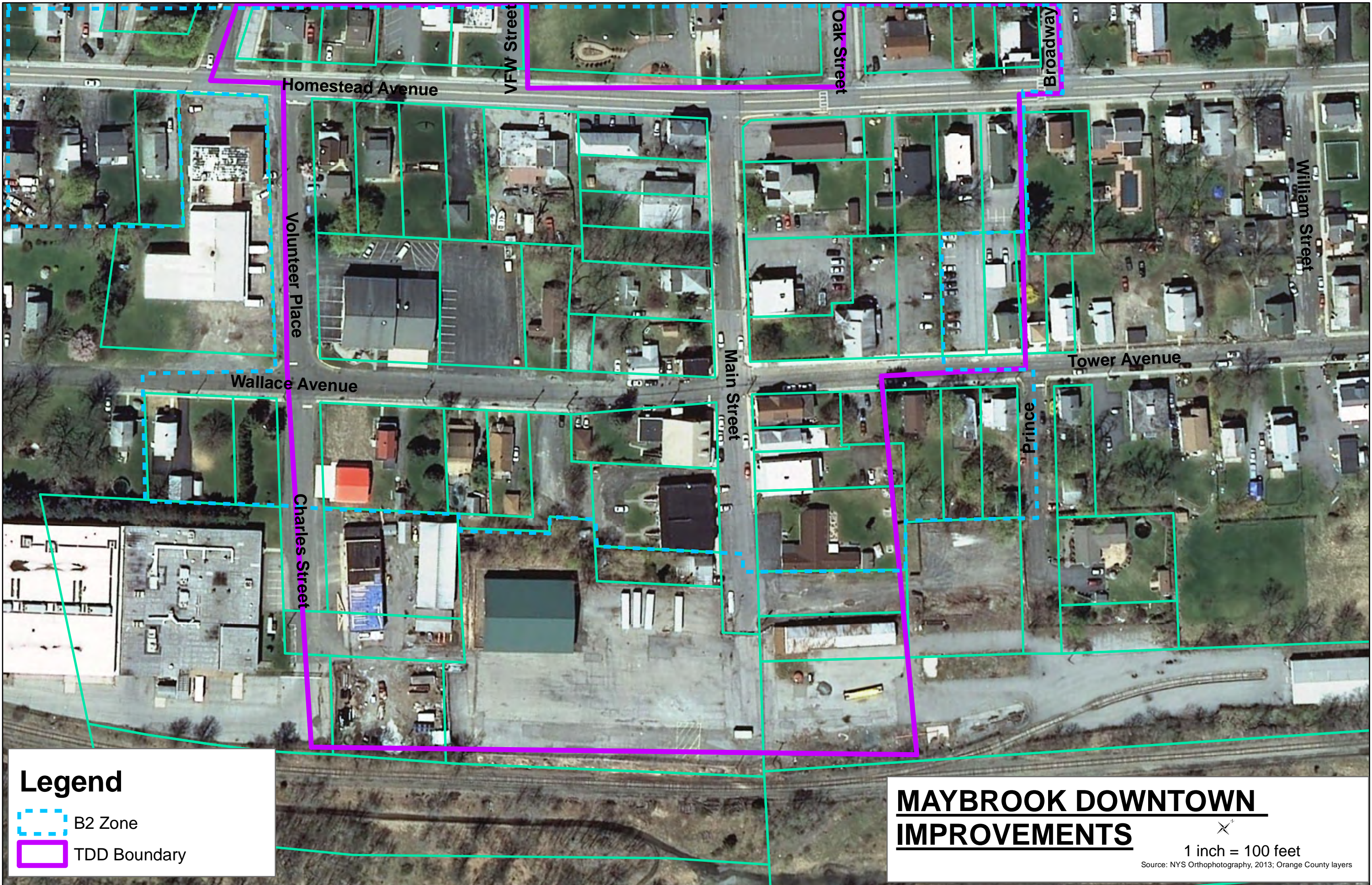
Concept Key

- Roads and Parking Lots
- Proposed Building
- Existing Structures
- Stage
- Green Infrastructure
- Sidewalks and Walkways
- Trees
- TDD Boundary
- B2 Zoning



MAYBROOK DOWNTOWN IMPROVEMENTS



1 inch = 100 feet
 Source: NYS Orthophotography, 2013; Orange County layers



Legend

-  B2 Zone
-  TDD Boundary

MAYBROOK DOWNTOWN IMPROVEMENTS

✕
1 inch = 100 feet
Source: NYS Orthophotography, 2013; Orange County layers



VILLAGE OF MAYBROOK

111 Schipps Lane, Maybrook, New York 12543 • Telephone: (845) 427-2717

12 June 2017

To whom it may concern:

In 1977 a devastating fire on the railroad bridge that is today the renowned "Walkway over the Hudson" stopped the economic vitality of the Village of Maybrook in its tracks. When the trestle burned the trains departing the Maybrook yard for all of New England ceased all operations. This village was built on the back of the railroads serving New England and it has never recovered economically.

The land the railroad occupied during this time is one focus of this Downtown Revitalization Initiative - a direction that capitalizes on all our hidden strengths. We are strongly supporting a Major Corporate entity in developing 784 privately owned acres into a corporate / light industry park intertwined with bicycling and walking paths, establishing access from the village downtown into the 7,400 acre Stewart Sate Forest Recreational Preserve and providing much needed emergency access to the lands east of the village currently divided with an operational railroad with no crossing. In addition this development will provide a second source of access for the Maybrook Fire Department to access interstate 84 should there be a incident on State Route 208. The existing alternative is six miles and some fifteen minutes.

The village worked diligently in 2014 when the only local large name bank closed due to an internal cost savings program. This bank was walking distance to three senior housing complexes, two apartment complexes as well as being in the center of the designated downtown. Maybrook worked hard with the Walkkill Valley Federal Saving and Loan and was rewarded in their reopening the vacated branch as well as winning a NYS designated banking Development District. This is but a small example of the collective determination within our village today.

We have discussed the vision and plans in great detail with existing property owners and established business we are seeking to have relocated within the village. We have discussed property swaps, development desires and have connected potential developers with businesses looking to call Maybrook home. We have met with County officials, planners, engineers and carefully analyzed our needs. Two immediate needs identified were current zoning and parking restrictions. Zoning in our business district was studied and altered dramatically establishing a Business Development District and we have adopted Form Based Zoning. We embarked on SEQRA and EIS for both of these endeavors, have just about completed the scoping document and expect to pass the resolution for the zoning changes at our August 2017 Board of Trustees meeting. This will establish the entire downtown as officially "Shovel Ready". In addition we contracted with the County to secure a condemned property at the center of the downtown business district and inside the BDD district for use as a municipal parking lot. This property was closed on last year, the property razed, 5 previously unknown fuel storage tanks removed, the site cleaned and a preliminary design approved for 45 parking spaces has been reached. In addition a second smaller village lot has been transformed into 14 spaces as well and is currently being used as such.

The plan we envision calls for acquisition of a defunct lumber yard which we would turn into a park within which we intent to build an amphitheater for use by multiple venues including a Wind Ensemble, a school of performing arts and an off Broadway production company currently using a

Mayor

Dennis K. Leahy
Deputy Mayor
Robert Pritchard

Trustees

Noreen Reynolds
Kevin Greany
James R. Barnett

Village Clerk - Treasurer

Valentina Johnson

Meetings 2nd
and 4th Mondays

Fax: (845) 427-2164

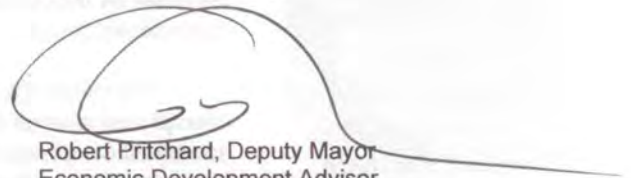
TDD: 1-800-662-1220

church in a neighboring village. The proximity of three senior housing projects establishes this the only park in the village within walking distance to this demographic. Immediately adjacent to this park would be the start of the two mile long waking / bicycling path along the Stewart State Preserve.

The downtown business district currently has a diverse use with our Fire Department, VFW, three churches, senior housing, apartment complexes, a bank, a post office and within a three mile drive approximately 10 million square feet of warehouse, distribution and manufacturing space. More is being added continuously. Interstate I-84 (exit 5), is 1 mile.

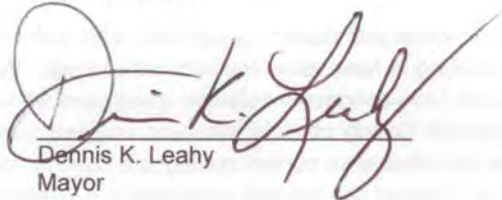
Maybrook has lacked a solid direction since 1977. Today that direction has been coupled with action in the assembly of Key Partners with Key Activities and Resources projecting Value Proposition through Channels for Customer Relations utilizing a unique set of Customer Segments. We have evaluated the Cost Structures and the Revenue Streams in laying the foundation for the rise of Maybrook. Uniquely paralleling the Walkway Across the Hudson - the Phoenix borne of tragedy.

Respectfully submitted,

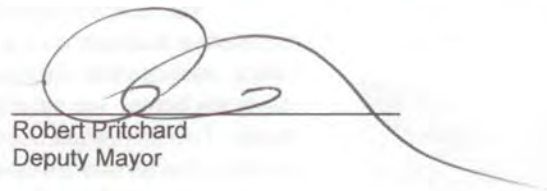


Robert Pritchard, Deputy Mayor
Economic Development Advisor
Village of Maybrook, Orange County, NY

Endorsements:



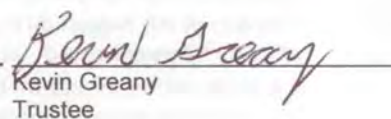
Dennis K. Leahy
Mayor



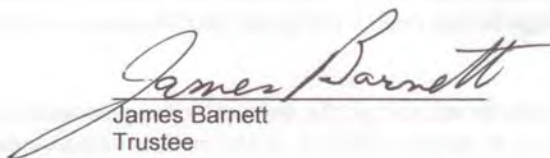
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Deputy Mayor



Noreen Reynolds
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Kevin Greany
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James Barnett
Trustee

HUDSON VALLEY CONSERVATORY

June 12, 2017

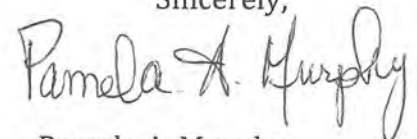
To Whom It May Concern:

The Hudson Valley Conservatory of Fine Arts has been interested in possibly finding a new venue for our music, dance and drama classes, as well as, our black-box theater. We have been a resource for the performing arts in the Walden community for over 21 years and would love to widen our horizons. We have over 200 families that currently attend our facility and utilize other businesses while attending classes and numerous performances throughout the year.

It has come to our attention that Maybrook, New York may be in the process of revitalizing their village and would be open to working with us and our business. We are looking for a building that would suit our expanding needs and an outdoor amphitheater has been an ongoing dream of ours. We would welcome any opportunity Maybrook would allow us to participate in their efforts to enrich the community and help bring new life to the village.

We are extremely excited if the possibility of our business, the Hudson Valley Conservatory, could be held in Maybrook. If you need any further information about our facility, please feel free to contact me at 845-778-2478.

Sincerely,



Pamela A. Murphy



PO Box 704
35 East Main St
Walden NY 12586

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FAX (845) 778-2439
E-MAIL w8amn@aol.com
WEB SITE www.hvcfa.com

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June 12, 2017

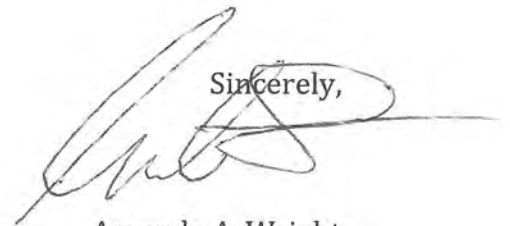
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Sincerely,



Amanda A. Wright



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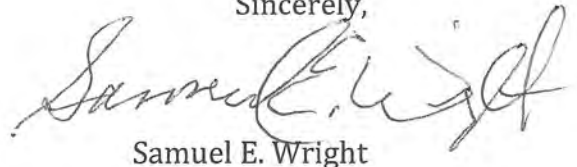
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Samuel E. Wright



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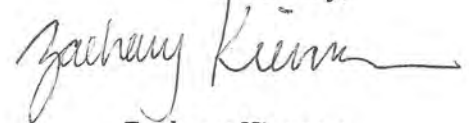
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Sincerely,



Zachary Kiernan



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