

Hamlet Revitalization—Pedestrian Safety and Connectivity

Introduction

The Tuxedo Hamlet, identified as the retail and commercial district in Tuxedo. Boundaries include the entrance of the Town of Tuxedo on Rt 17 North until the entrance of the East Village on Rt 17.

Over the years, the Hamlet has witnessed a decline in retail and commercial business with many empty store fronts.

Primary Reasons include:

Rt 17 is the designated “Main Street” in the Hamlet. This is a main thoroughfare for vehicular and truck traffic. This route is popular because it allows commercial traffic to avoid the tolls and weigh station travelling northbound on the NYS Thruway. This traffic pattern is a deterrent to safe pedestrian traffic as the sidewalks hug the highway without ample “right of way” for bike or pedestrian traffic. There is also a substantial number of “oversized” trucks and cargo using this route through Tuxedo which is dangerous to pedestrians walking along Rt 17.

Parking. The Town of Tuxedo has Municipal parking lots at the train station and Powerhouse Park. However, there is no clear and delineated pedestrian walkway that provides pedestrians a safe and convenient way to park and walk to the Hamlet Business District. This plan provides safe sidewalks and walkways from the Powerhouse Parking Lot to and within the Hamlet, on both the east and west sides of Rt 17.

There are only 8 designated public parking spaces available in the Hamlet on the western side of Route 17..

There is private parking available in the Hamlet. But, as there is little retail or commercial business, the empty parking spaces give the appearance of an abandoned town and, in effect, act as a deterrent to potential businesses.

Public Parking.

Lighting. There is an absence of sufficient lighting in the Hamlet. The Town literally “goes dark” at sundown exacerbating the abandoned town appearance.

The purpose of this proposal is to address some of the perceived deterrents to economic growth that the Hamlet faces. The Burgis plan, as attached, encourages pedestrian access to the retail, commercial and historic enterprises within the Hamlet. It attempts to address lighting, streetscape beautification and offer some parking solutions.

This proposal is the foundation to an overall master plan that connects all areas of the Hamlet, and ultimately Tuxedo Farms, with pedestrian and bicycle routes.

Further plans are being worked on and/or need to be developed going forward that would further support revitalization efforts for the Hamlet.

Tuxedo Comprehensive Plan and How it Applies

It is important to note that this proposal complies with goals and objectives as outlined in the Tuxedo Comprehensive Plan, "The Plan".

While this proposal does not completely address all of the goals outlined in the Plan, this project does address many of the fundamentals of the Plan.

This proposal seeks to set in motion a foundation that allows for further development of an enhanced retail and commercial district within the Hamlet. It also addresses the goals and objectives for downtown revitalization programs as set by the Governor in the State of New York, for "... enhanced pedestrian and bicycle routes...".

Goals as outlined in the Tuxedo Comprehensive Plan:

Community Facilities and Services --- Page 11

- Assert the Tuxedo hamlet's role as the civic and cultural Town Center of the community.
- Create an "anchor" for the Tuxedo hamlet that will draw residents and other patrons into the hamlet who will then utilize the businesses and resources located there.
- Continue to work collaboratively with organizations, such as the Orange County Citizens Foundation, to achieve place making objectives which reinforce the Tuxedo hamlet as the Town Center.
- Update the Town Center Study with revised plans that incorporate Complete Streets principles that embrace multimodal transportation options, and incorporate attractive streetscape standards.
- Expand pedestrian access within the hamlet, especially providing linkages between the East Village and the Town Center proper;
- Develop a pedestrian and business-friendly environment.

Hamlet Revitalization Fund—Page 86

- Strengthening and expanding retail services and other activities that would provide for the needs of town residents and attract new shoppers, including transient traffic and tourists;
- Providing new housing, in various formats;
- Renewing and enhancing the streetscape and the building facades of the hamlet;
- Improving pedestrian accessibility both to and within the hamlet area, particularly across Route 17;
- Improving vehicular access and increasing parking in the hamlet area for both shoppers and commuters and
- Preserving the historic ambiance of the Hamlet area and encouraging the reuse of historic buildings;

Potential 2023 Grant Proposal

Address the "Route 17 as Main Street" dilemma and create Connectivity from Powerhouse Park to the Hamlet Center.

- Connect the Powerhouse Parking Lot and the Train Station Lot with raised sidewalks and lighting.
- Construct sidewalks and lighting between the berm and the Train Station parking lot.
- Improve crosswalks across Rt 17, at the Library Road light, which would connect walkways from the train station to the western Hamlet.
- Continue the walkway around the Library and then south on Store Road to Hospital Road. The walkway would continue east along Hospital Road to a new crosswalk across Rt 17, providing another East/West connection.
- Construct sidewalks and stamped pedestrian walkways as indicated in the 2022 Burgis Revised Hamlet plan.

Action Plan.

- 1. Commission a survey to include typography, physical features, property lines and right of way to ensure the project does not infringe on private property and is within the parameters of Town property.**
- 2. Prepare engineering plans and Permit applications for:**
 - proposed walkways, raised and stamped
 - Rt 17 crosswalks to be submitted to NYS DOT for approval
 - Streetscape details and lighting and plantings
- 3. Construction of sidewalks, stamping of pedestrian walkways, implementation lighting solutions and specified landscaping throughout the Hamlet streetscapes.**
- 4. Add designated parking spaces on Store Road.**

Conclusion

To achieve our goal of a successful revitalization of the Hamlet, we are developing a multi-pronged, multi-year plan that supports an ongoing program for infrastructure improvements for a business-friendly Hamlet.

Included in this multi-pronged plan are:

- Greenway Economic Study on the economic status and future commercial and retail opportunities on the Rt 17 Tuxedo Corridor—Currently Active
- School Safety Zone Along Rt 17---Currently Active
- Tuxedo LDC Grants for Hamlet Beautification—Requires Town Board approval to proceed
- Tuxedo Sewer System Serving the Hamlet—Currently Active
- Traffic Calming Initiatives
- Rt 17 Road Diet

Connectivity within the Hamlet is one of the key elements required to revitalize this once thriving district. The infrastructure investments should prove to be vital elements in the success of Hamlet Revitalization.