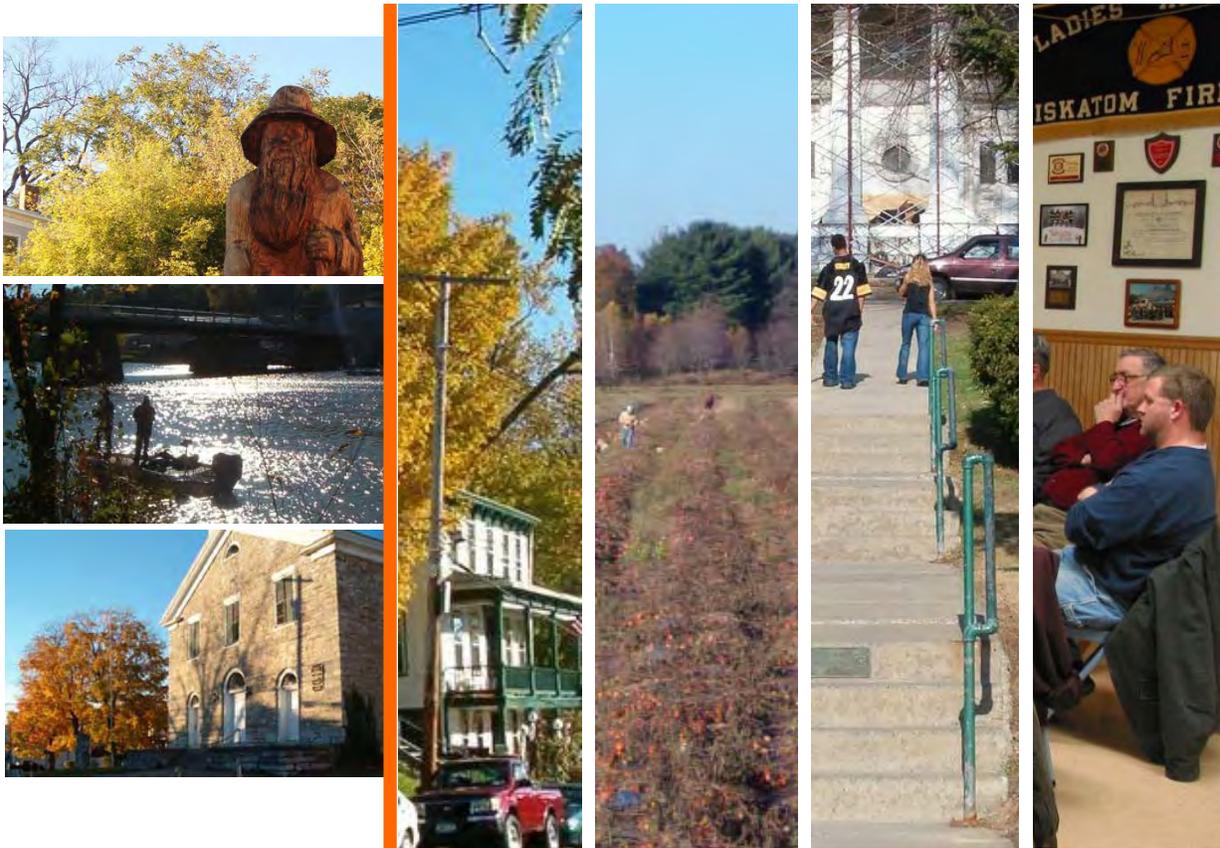


Appendices to Shaping the Future Together

Village of Catskill
Town of Catskill
Joint Comprehensive Plan



Final Draft
June 12, 2007
(Document 2 of 2)



Appendix to the
Village of Catskill / Town of Catskill Joint Comprehensive Plan

Appendix A – Community Inventory

Appendix B – Summary of the Visioning Meetings

Appendix C – Community Survey

Appendix D – Joint Comprehensive Plan Committee meeting notes



**Town of Catskill, New York
Village of Catskill, New York**

**Community Inventory
Appendix A to joint Village & Town
2007 Comprehensive Master Plan**

SARATOGA
ASSOCIATES

Introduction

The Village and Town of Catskill encompass a swath of land from the banks of the Hudson River to the slopes of the Catskill Mountains. The landscape is primarily rural with working farms, forest stands, creeks, and rural residences. The Hamlets of Leeds, Smiths Landing, Kiskatom, and Palenville dot the rural landscape. Where Catskill Creek spills into the Hudson River lays the Village of Catskill, boasting a traditional and historic Main Street setting.

By comparison to Towns up and down the Hudson, the Catskill community is comparatively rural. Nonetheless, it is a center of activity and transport. Greene County administrative offices are located in the Village's Downtown. Access to the larger region is provided by an exit on the New York Thruway. And one of five bridges that span the Hudson River is located here. Together, commerce, commuters and tourists are likely to pass through the Catskill community, making it a gateway and transfer point within the larger region. The scenic and historic qualities of the area are one piece of a larger tourism market in the Hudson Valley, providing four seasons of weekend getaways for visitors from the north and south.

Catskill residents feel and know a simple fact: growth and development are here. Still, farming is a way of life, the streams are clear, the hillsides wooded, and wildlife visible. These landscapes along with the historic qualities of the Village are the community's greatest character assets. In order to protect the character of the community and landscape, to phase infrastructure improvements, and to provide a fair development environment, communities develop comprehensive plans and appropriate land use regulations. A basic step in this process is a careful inventory of existing resources and an understanding of recent demographic and economic trends.

The People

Population growth in the Town and Village of Catskill reflects the underlying social and economic circumstances within Catskill and the surrounding region. Planners and members of the community use information about these circumstances to better understand where they have come from and where they are likely to go.

Population changes can dramatically alter the character of the community. The increases in housing and traffic are obvious to most people. However growing communities also reach a point where they require more services. Policing must be increased. Resources and staff for volunteer fire and ambulance services become strained. Schools require more teachers and, eventually, more classrooms.

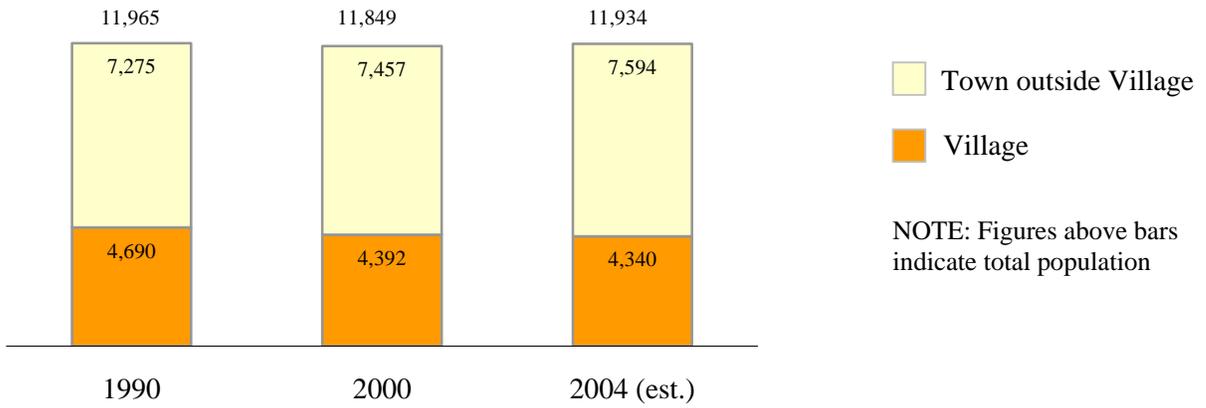
Smart planning can maximize the benefits of existing resources and infrastructure to accommodate population changes while minimizing the costs and problems. A well-planned community can enhance the quality of life of current and future residents by carefully anticipating the demands for jobs, housing, infrastructure, public safety, and schools. To do this well, a community must consider many factors such as population age profiles, income and education levels, market trends, cultural factors, and housing choices.

Population trends in Catskill

In 2004, the US Census estimated that 11,934 residents called the Town and Village of Catskill their primary residence. Slightly more than one third (36%) of Catskill residents live in the Village— 7,457 residents live in the Town, while 4,392 live in the Village.

The population figures for the Town and Village together indicate negligible changes between 1990 and 2004. The population took a small dip between 1990 and 2000, before moving upward by 2004. The net result for this period is an estimated loss of only 31 individuals. The nearly flat population trend for Catskill contrasts with growth at the State and County levels. During the same time New York State grew by 986,000 people (5.5%) and Greene County grew by 3,456 people (7.7%).

Population for Town and Village of Catskill



NOTE: Figures above bars indicate total population

Although the combined figures for the Town and Village show little change in overall population, two trends are discernable when considering the Town and Village individually. The Village lost population while the Town outside the village gained residents. From 1990 to 2004 estimates indicate that the Village had 350 fewer residents, but 319 additional people moved to the Town. The net result is overall flat growth for the combined Catskill communities.

Population Total Change 1990 to 2004



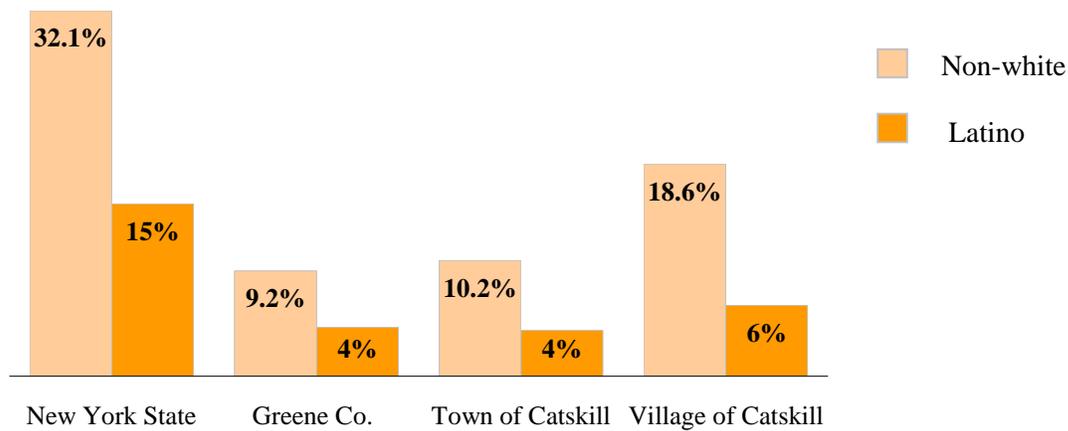
Population Figures

	New York State	Greene County	Town of Catskill	Village of Catskill
1990	17,990,455	44,739	11,965	4,690
2000	18,976,457	48,195	11,849	4,392
2004 (est.)	19,280,727	49,195	11,934	4,340

Race and Ethnicity

In 2000 all three local geographic units—County, Town, and Village—were racially and culturally less diverse than New York State. The figure for non-whites as a percentage of residents living in New York was 32%. Non-white is defined as individuals self-described in the US Census as black African American, Native American, Pacific Islander, or a mix of two or more categories. Non-white figures for the County, Town, and Village are 9%, 10% and 18%, respectively. With respect to ethnicity, Latinos comprise between 4% and 6% of the local population, a figure that is nearly one-third of the state figure.

Race and Ethnicity, 2000 Census



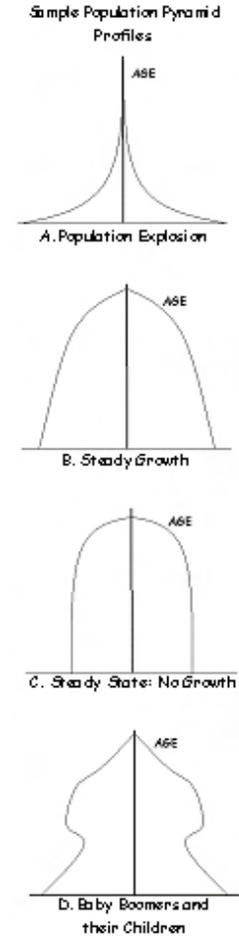
Note: Figures for Town include the Village.

Age

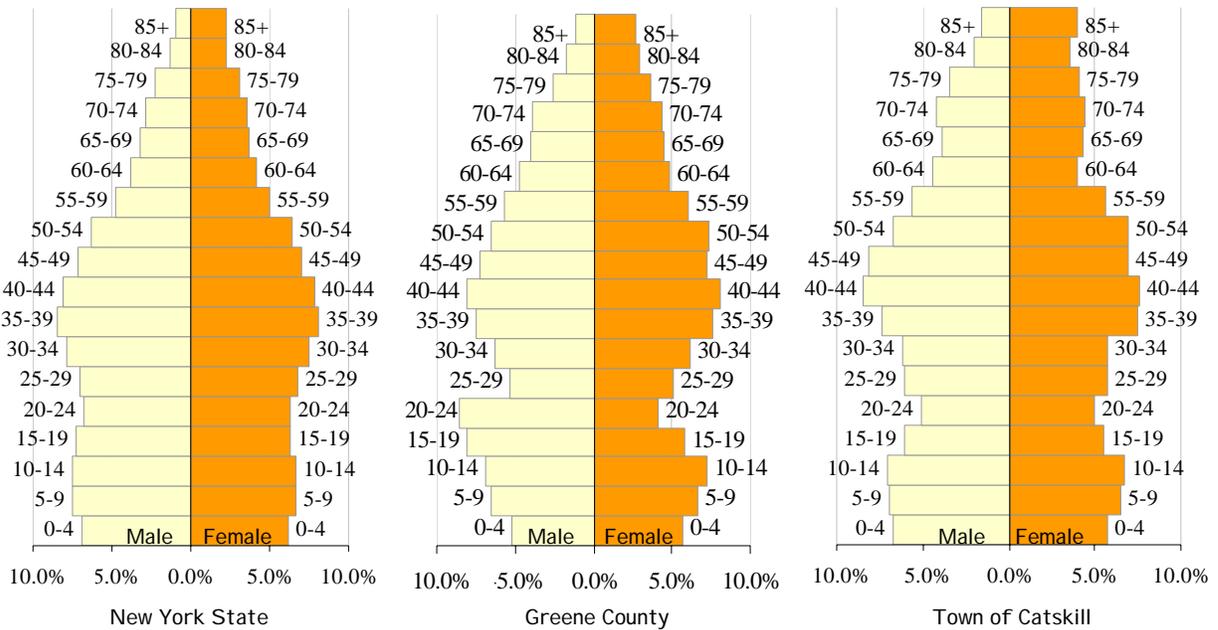
In 2000, the median age for the County and Town was approximately 40 years. The Village is slightly younger at 37.4 years. The state median is youngest at 35.6 years.

Figures for the county and town indicate a noticeable dip in the 20-29 age range. Although the figures below do not convey the ‘whys’ of population change, one may surmise that post-high school young adults are relocating for employment and education opportunities elsewhere.

A simple population analysis—the population pyramid—can be used to discern anomalies and anticipate future needs. The population pyramid is a back-to-back plot of male and female populations, typically done in increments of five-year age ranges. As the age increases the plot pulls towards the center of the chart, indicating a decline in population for those ages. Births are indicated at the base of the chart, while deaths are indicated at the top of the chart. The figure at the right illustrates four typical pyramid formations. The figures below represent local data.



Population Pyramids: State, County, & Town (2000)



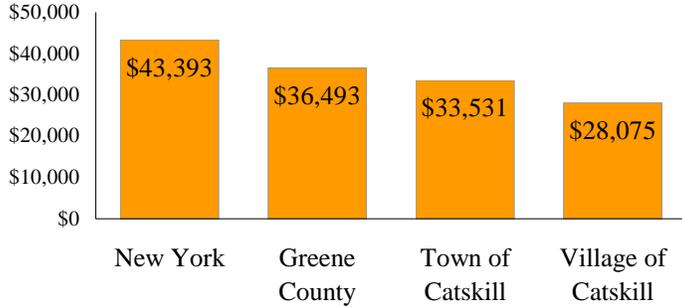
Above are the population pyramids for New York State, Greene County, and the Town of Catskill. Figures for the Village were not included because the sample size was too small to render a meaningful figure. All three profiles exhibit the Baby-Boomer generation, reflected in the bulge for ages 35-55. Furthermore, since natural births are not as 'wide' as the older generations they will grow to replace (i.e., a low birth rate) and ignoring growth via in-migration, the net result will be population decline. However, in-migration induced by residential development may increase the overall population.

Note that the disproportionate ratio of males to females for ages 15 – 25 in the Greene County population pyramid represents the inmate population at the state correctional facility located in Coxsackie

Household Income

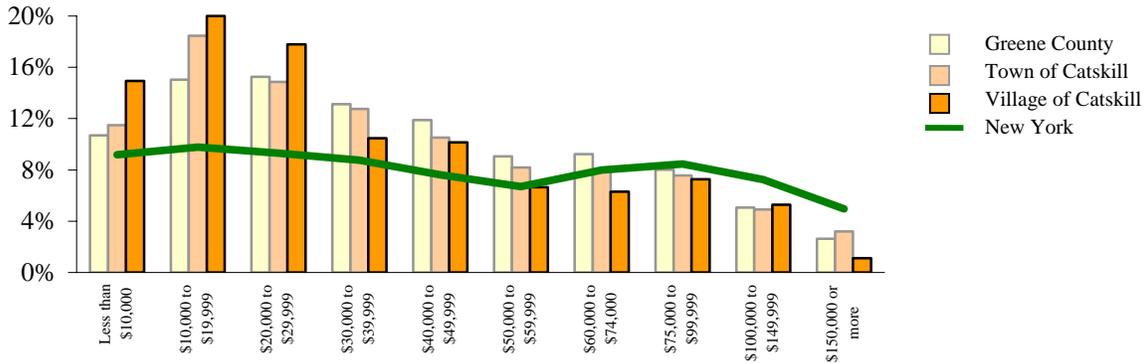
In Catskill, the median household income (meaning that half of the household earned more and half earned less) in 2000 was \$33,531, about 77% of the state median value. The median for Village residents was \$28,075, or 65% of the state median value.

Median Household Income



The income distribution for the local population is skewed towards the lower income end of the income spectrum, especially figures for incomes less than \$30,000. Accordingly, higher income residents constitute a smaller share of the local population when compared to figures for the state. The median income for the Town is located within the fourth category, \$30,000 to \$39,000, a point where half the town is either above or below.

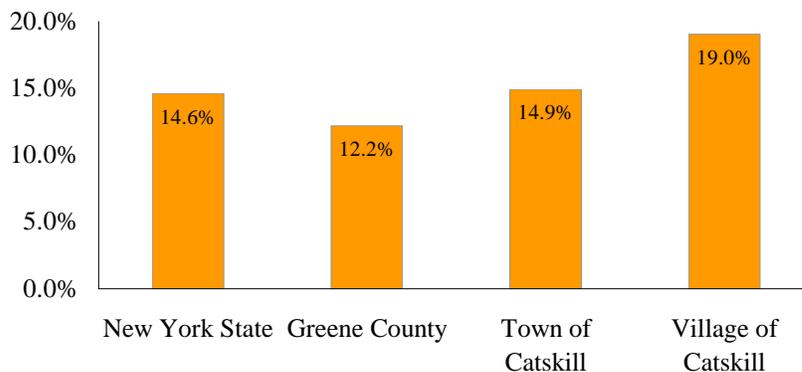
Income Distribution as Percentage of Population



Poverty Rates

In 2000, figures for the percentage of the population living in poverty in the County (12.2%) and the Town (14.9%) are comparable to the state (14.6%). Figures for the Village (19%) are appreciably higher than state figures. While the poverty level varies with family size, in 2005 the federal government would consider a family of three (the average family size in Catskill) earning less than \$16,090 to be in poverty.¹ The poverty level for a family of four would be \$19,390.

Percentage of Population Living in Poverty



Another indicator of need is the free lunch program offered in the public school system. Figures for the entire Catskill Central School District (below) indicate that of the 1,786 students enrolled in the 2002-2003 school year, 413 students (23%) participated in the free lunch program. Note that the school districts approximate, but do not correspond exactly to, municipal jurisdictions.

Percent of Enrollment Participating in Free Lunch Program²

Catskill Central School District	'00 - '01	'01 - '02	'02 - '03
Elementary School	n/a	n/a	27.3%
Middle School	24.3%	22.0%	19.8%
High School	20.9%	26.3%	17.5%
Total	22.5%	24.3%	23.1%

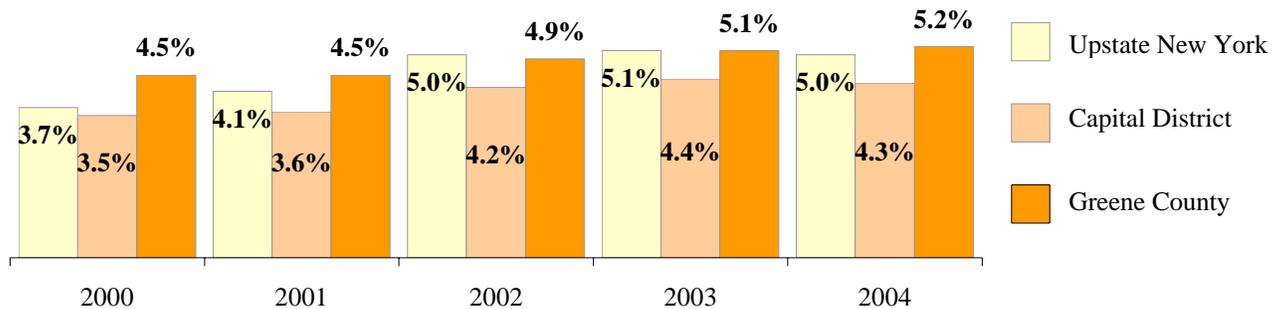
¹ U.S. Department of Health and Human Services at:
<http://aspe.hhs.gov/poverty/05poverty.shtml>

² New York State Education Department at
http://emsc33.nysed.gov/reprcrfall2003/links/d_190401.html

Annual unemployment rates, 2000 - 2004

Figures for joblessness are indicated in the chart below. In 2004, the average unemployment rate for Greene County was 5.2 percent. This was comparable to figures for Upstate New York, 5.0 percent.

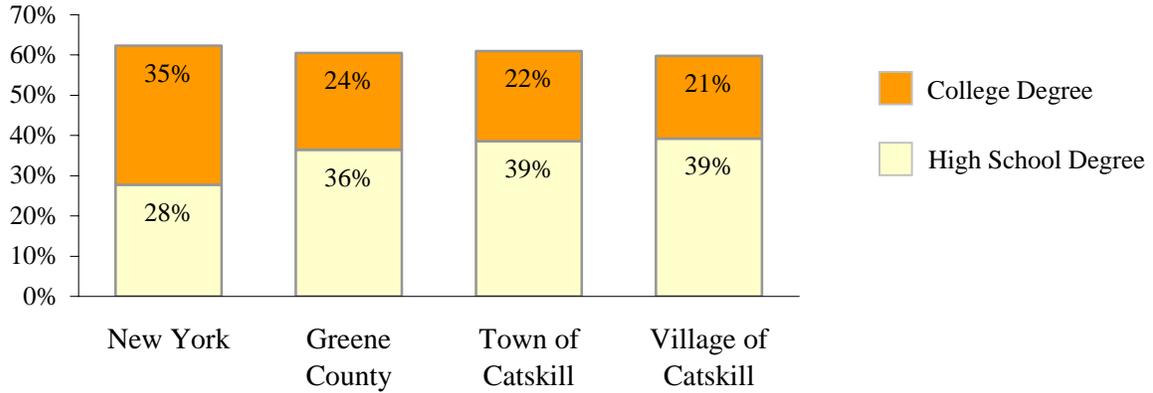
Unemployment Rates



Education

Educational attainment, or percentage of the population reaching a particular level of schooling, is an important factor in local economic development. Businesses and industries considering expansions or relocations will take into account the education level of the workforce. Well-paying jobs demand a well-educated workforce. The chart below illustrates the highest education attained as a percentage of the population over 25 years of age. The chart indicates is that a larger portion of local residents *stopped* at high school, choosing not to continue to higher education, than the statewide average.

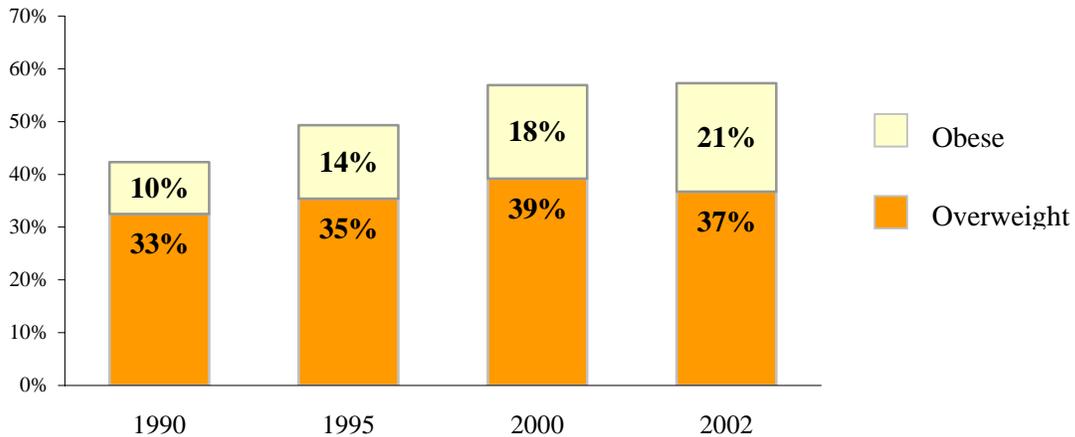
**Highest Education Attained as Percentage of Population
Over 25 Years of Age**



Health

The health of residents has personal and societal implications. Poor health is directly related to decreased productivity and increased medical costs. One of the most significant problems facing Americans is weight and obesity. Poor diets coupled with sedentary lifestyles—exacerbated by increased time spent in cars and fewer opportunities for walking, biking, or other physical activities—are significant contributors to this epidemic. From 1998 to 2000, the New York State Department of Health says, obesity-related illness cost the United States an estimated \$117 billion and New York more than \$6 billion. In 2002, 37 percent of the people in Greene County were overweight, while an additional 21 percent were obese. The New York State Health Department reports that obesity amongst children has tripled over the past three decades.

Percentage of Greene County Population Obese or Overweight



The New York State Department of Health says overweight and obesity are major risk factors for many serious conditions including heart disease, high cholesterol, high blood pressure, diabetes, cancer and osteoarthritis. The state links obesity to psychological issues of serious shame, self-blame and low self-esteem.

The U.S. Centers for Disease Control defines someone as overweight when their body mass index (BMI) is between 25.0 and 29.9. A BMI of 30.0 or above is obese. The body mass index is calculated using a person's height and weight. The CDC has a BMI calculator for adults and children at: www.cdc.gov/nccdphp/dnpa/bmi/calc-bmi.htm

Work

Where do residents work? Which employment sectors are strongly represented? Which sectors should the local community promote? Understanding these issues and the facts behind them are important considerations for determining an appropriate allocation of land uses that fit with the overall vision for the future.

According to the 2000 Census, the three largest industrial private sectors by percent of residents in the Town of Catskill are Health Care (14.5%), Retail (12.7%), and Manufacturing (9.8%). Identifying trends between the 1990 and 2000 Census is difficult, since industrial sectors were re-classified making a sector-to-sector analysis problematic.

In 2002, at the county level, the three largest sectors employed 54 percent of the county workforce and earned 42 percent (\$97 million) of all income generated at the county level (\$231.5 million). According to the 2002 Economic Census the three largest industrial sectors as a percentage of the labor force were Retail (23.3%), Accommodation and Food (20.6%), and Health Care (9.6%). Average incomes for these sectors were \$20,407, \$10,350, and \$27,912, respectively.

At the county level, the three highest paying industrial sectors employed only 14 percent of the county workforce and generated 24 percent (\$55 Million) of all income generated at the county level. The three highest paying sectors as a percentage of the labor force were Information (2.0%), Manufacturing (8.0%), and Wholesale Trade (4.6%). Average incomes from these sectors were \$39,701, \$37,622,

and \$34,593, respectively. Corresponding industrial figures for the Town and Village of Catskill were not available.

Employment of residents by industrial sector, 2000

Industrial sector	Village of Catskill	Town of Catskill	New York	U.S.
Health Care & Social Services	16.1%	14.5%	13.9%	11.2%
Manufacturing	7.6%	9.8%	10.0%	14.1%
Retail Trade	15.7%	12.7%	10.5%	11.7%
Educational Services	6.6%	7.4%	10.4%	8.8%
Prof., Scien., Mngmnt & Admin.	3.8%	5.8%	10.1%	9.3%
Finance, Insurance & Real Estate	5.1%	5.2%	8.8%	6.9%
Accommodation & Food Services	9.8%	7.7%	5.4%	6.1%
Construction	6.1%	6.8%	5.2%	6.8%
Public Administration	10.9%	9.4%	5.2%	4.8%
Transportation, Warehousing & Utilities	6.0%	6.0%	5.5%	5.2%
Wholesale Trade	3.0%	2.0%	3.4%	3.6%
Information	3.0%	4.3%	4.1%	3.1%
Other Services (except public admin.)	1.9%	3.8%	5.1%	4.9%
Arts, Entertainment & Recreation	3.2%	1.9%	1.9%	1.8%
Agriculture, Forestry & Fishing	1.2%	2.9%	0.6%	1.9%

(Source: U.S. Census Bureau)

Economic Census, 2002 – Greene County

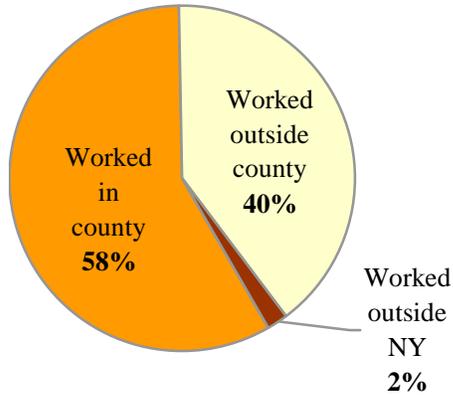
	Percent of Labor Force	Average Income
3 Largest Private Sectors		
Retail	23.3%	\$ 20,407
Accommodation & Food	20.6%	\$ 10,350
Health Care	9.6%	\$ 27,912
3 Highest Paying Sectors		
Information ³	2.0%	\$ 39,701
Manufacturing	8.0%	\$ 37,622
Wholesale Trade	4.6%	\$ 34,593

³ In 2002, the US Census defined 'Information' as: video and film production, broadcasting, all print publishing, telecommunications and Internet service provision.

Workplace location

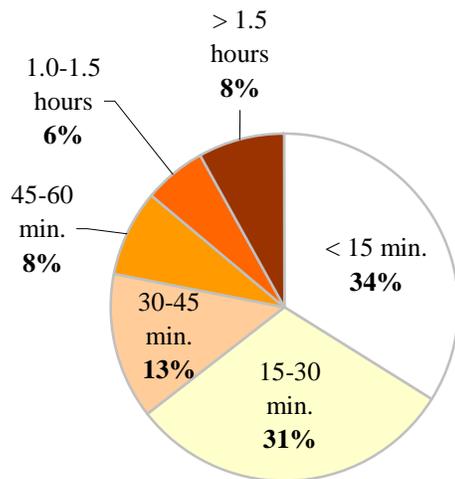
More than half of residents in the Town and Village of Catskill work in Greene County. Only 40 percent work outside of Greene County, and a marginal figure, 2 percent, work outside of New York State

Workplace Location as Percentage of Workforce



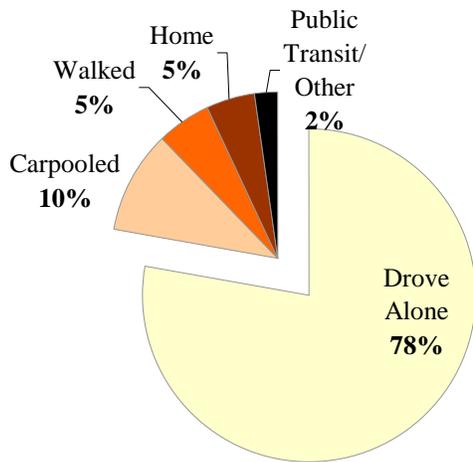
Approximately two-thirds of commuters spend less than one-half hour getting to work. The balance, 35 percent, spend more than one-half hour commuting, with 14 percent of all commuters spending more than an hour getting to work.

Average Commute Time as Percentage of Workforce



The vast majority of workers commuted alone in a car, truck, or van. Only 10 percent carpooled on their commute to work. Ten percent of workers either walked to work or worked from home. Public transit and biking only accounted for 2 percent of all commuters

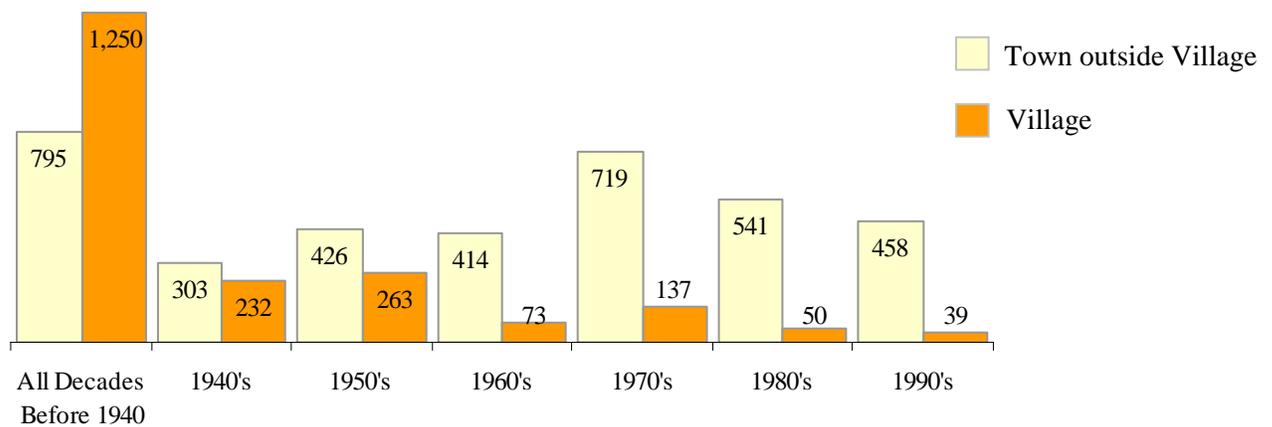
Mode of Commute as Percent of Workforce



The Built Environment

In 2000 there were 2,044 housing units in the Village and 3,656 housing units in the Town outside the Village. A decade-by-decade look at the age of the housing stock paints two contrasting pictures for the Village and the rest of the Town. In the Village, 72 percent of its housing units were built prior to 1950, whereas, in Town outside of the village 70 percent of its housing units were built post 1950. This balance point likely reflects the nearly full development of available lands within the Village and the shifting cultural preference for suburban style housing options beginning in the middle part of the twentieth century. Recently, the growing appreciation for historic homes has meant that many older homes in the Village are being comprehensively renovated.

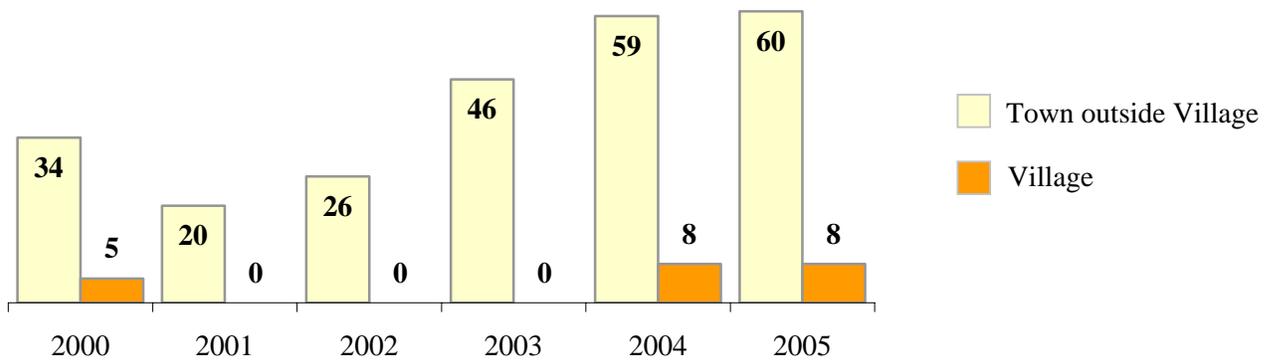
Residential Units by Decade Built



Recent figures for new housing can be determined from examining building permit records. Such records for the Town indicate that 246 structures were permitted for construction between 2000 and 2005. If the upward swing in construction permits evident over the last several years continues through the end of this decade, new housing is on pace to match or exceed figures for the 1990's. Most, if not all, of the permits were for single-family residences and manufactured housing. The Village approved far fewer permits for new residential construction. Three consecutive years saw no permits for new housing. The Village figures for 2004 and 2005 represent a focus on townhouse and condominium development, especially along the Catskill Creek waterfront.

Building records also indicate that extensive home renovations of presumably aging housing stock are occurring, particularly in the Village. This observation is supported by numerous comments received from Town and Village residents during public meetings. Rehabilitations include foundation repairs, exterior siding replacement, roof re-shingling, room additions, loft renovations, and in several cases complete gutting and renovation.

New Residential Unit Building Permits, 2000 to 2005



Housing Sale Prices

Home sales of old and new residences for Greene County are a fraction of the sales (2%) occurring in neighboring counties along the Hudson Valley Corridor. First quarter home sales between 2003 and 2005 have fallen from 87 to 60 units. Note a couple of caveats: the figures represent activity for only one quarter of the year and that the first quarter of activity is generally the slowest quarter of the year for home sales. Median and average home sale prices fell between 2003 and 2004 to rebound by the first quarter of 2005.

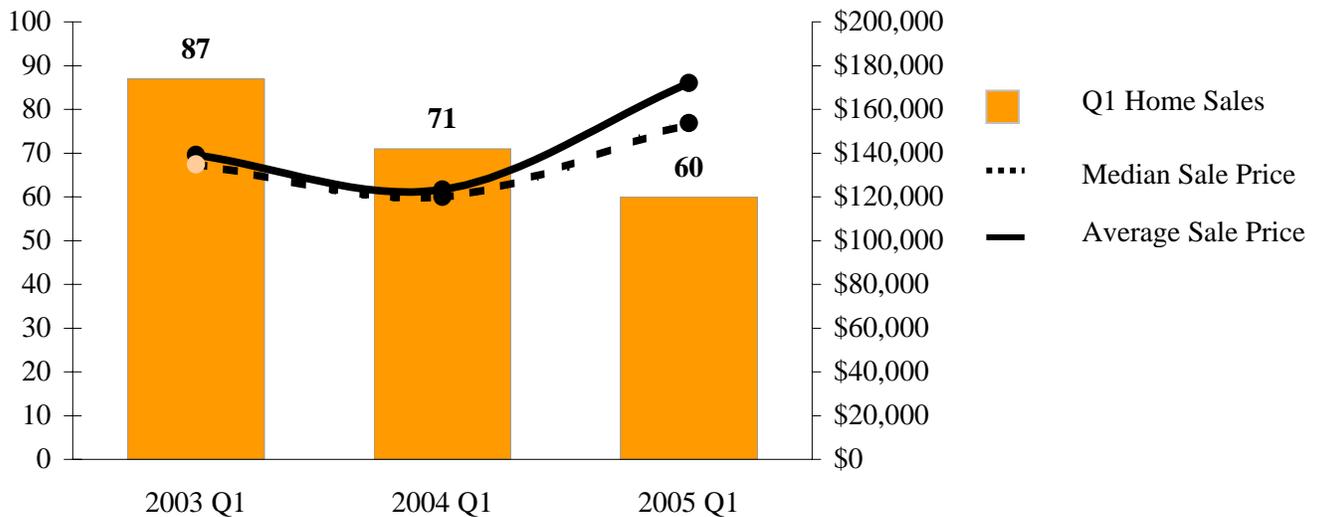
Home Sales in the Hudson Valley Counties

	2005 Q1	Percent of Hudson Valley Region
Columbia	106	3%
Dutchess	497	15%
Greene	60	2%
Orange	636	20%
Putnam	186	6%
Rockland	326	10%
Sullivan	122	4%
Ulster	270	8%
Westchester	1,053	32%

Housing Units

Sale Price

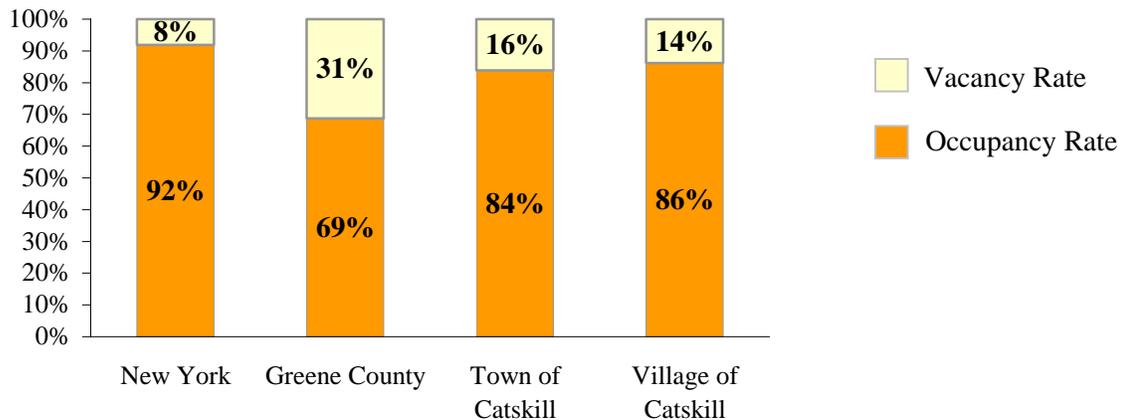
Units sold and sale price for Greene Co.



Housing Vacancy and Tenure

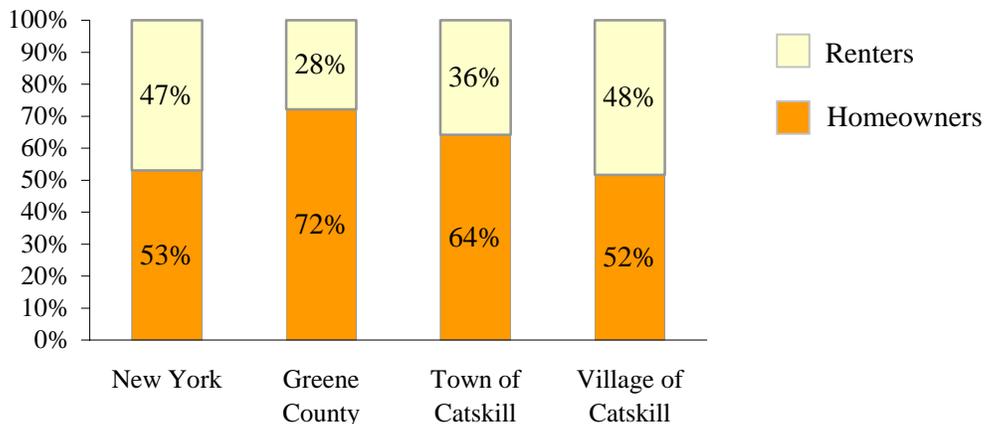
In 2000 there were 5,700 housing units in the Town of Catskill, of which 2,048 were located in the Village. The vacancy rate for these units in the Town was 16 percent. The vacancy rate for the Village was 1 percent. These figures are approximately twice the vacancy rate for New York (8%), yet half the rate of the County as a whole (31%). Note however that a sizable fraction of Greene County's vacant units is attributable to a large stock of seasonal housing.

Vacancy/Occupancy Rates for Housing Units



Conventional thinking links homeownership to stable neighborhoods. However, rental housing offers affordable housing options for many people, for example, working families with low incomes or young professionals. The 2000 U.S. Census found that one-third of residents in the town outside of the village rent.

Percent of Residents as Renter/Homeowner



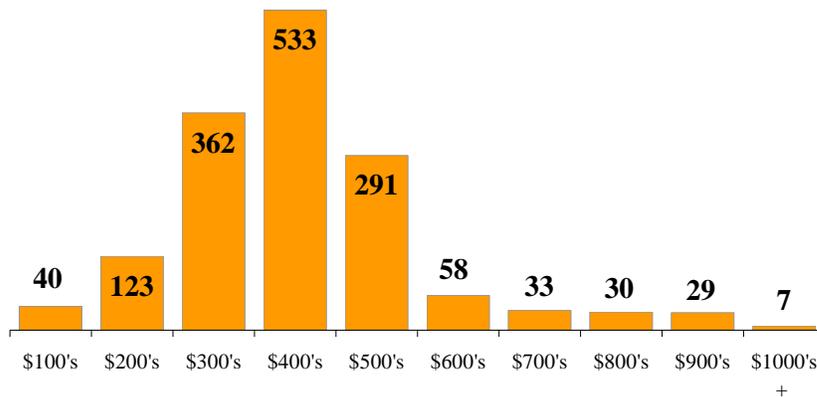
Rents

The median rents for the Town and Village of Catskill appear to remain stable, however, when adjusted for inflation 2000 rents have declined over the previous decade. In 2000, a vast majority of units rented for between \$300 and \$600, with the median value for the Town and Village of approximately \$440 dollars.

Median Rents

	1990	1990 adj	2000
New York	\$ 486	\$ 651	\$ 605
Greene County	\$ 421	\$ 564	\$ 429
Town of Catskill	\$ 430	\$ 576	\$ 442
Village of Catskill	\$ 413	\$ 553	\$ 435

Number of Rental Units by Rent Paid, Town and Village, 2000



Existing Land Use

Village

The map on the following page depicts existing land uses for the Village of Catskill. Over one-third of the Village is devoted to residential uses. In terms of area, the next largest categories are vacant and community services, each comprising about one-quarter of the village. Community services lands include schools, municipal services, parks, facilities related to public infrastructure, and the large open conservation spaces. Just shy of two percent of the Village is being used for recreation and entertainment uses. Eight percent of the Village is used for commercial and just under two percent for industrial.. These uses are clustered along the following corridors: U.S Route 9W, Route 385, West Main Street, and Main Street.

Village Existing Land Uses

Land Use	Acres	Percent of Village
Commercial	136.81	10.4%
Community Services	335.29	25.5%
Industrial	23.63	1.8%
Public services	3.63	0.3%
Recreation and entertainment	22.16	1.7%
Residential	489.57	37.2%
Vacant	304.48	23.1%
Totals:	1,315.57	100.0%

Town

The map on the following page depicts existing land uses for the Town of Catskill. Over 40 percent of the town is classified as residential in terms of land use. The next largest chunk, almost a quarter of the town's area, is considered vacant. Only 5.7 percent of the town is devoted to agricultural uses, although the 10 percent considered forest might include lands that host silviculture operations.

Town Existing Land Uses (excluding village)

Land Use Categories	Acres	Percent of Town
Agricultural	2,024.92	5.7%
Commercial	1,080.96	3.1%
Community Services	264.95	0.7%
Forested	3,581.08	10.1%
Industrial	3,994.65	11.3%
Public Services	353.58	1.0%
Recreation and Entertainment	1,021.81	2.9%
Residential	14,754.90	41.7%
Vacant	8,335.21	23.5%
Total	35,412.06	100.0%

Environmental Features

This section highlights portions of the Town and Village containing wetlands, steep slopes and floodplains. These natural resources can be important amenities providing recreational open space, environmental services, and wildlife habitat. In many cases, development in or around them can be costly and limited by regulation.

Flood Plains

Most flood plains are found in low areas adjacent to rivers, creeks, and lakes, and are prone to flooding. Flood plains are natural landscape features that provide important environmental services: the deposition of soil enriching sediments, recharge of ground water supplies, and the provision of surplus water capacity which mitigates the downstream effects of flooding.

The Federal Emergency Management Agency (FEMA) has designated 100-year flood zones. This designation does not mean that flooding will occur only once a century. Instead it means that, in any given year, there is a one-one hundred chance of flooding. Flooding often occurs more or less often depending on weather conditions and upstream development patterns.

Wetlands

Wetlands are among the most productive ecosystems in the world. These water-laden lowlands are a breed ground for vegetation, fish and wildlife. They also provide invaluable services to people in the form of water-cleaning filtration and flood control.

Steep Slopes

The high costs associated with building on steep slopes make them undesirable for development. These areas are prone to higher rates of erosion and instability. Many place limit development on steep slopes for safety reasons or to protect the views to the slopes as a natural amenity.

The steep slopes in Catskill are in the western part of the town. These are detailed on the map on the following page.

Municipal Infrastructure

Municipal water and sewer service the Village of Catskill. Public water is managed by the Village Water Department. The Potic Reservoir in Coxsackie supplies water to the Village through a sixteen-inch water main. There are an estimated 2,100 water connections in the Village, serving 8,500 people. Spare capacity can accommodate growth and efficiency improvements may add additional capacity. The sewage treatment plant for the Village is located near Dutchman's Point.

Only a limited portion of the Town, just north of the Village, is served by the Village system. The remainder of the Town depends on well water and septic systems. In higher density areas such as Palenville, there is concern over aging on-site water treatment systems.

Historic Resources

Catskill has a rich history. The following is a list of registered historic places and buildings.

Registered Historic Places and Buildings in Catskill

Site	Address	Listing Date
Suquehannah Turnpike	Follows Mohican Trail (NY 145, CR 20 & 22) from Catskill to Schoharie County	June 1980
East Side Historic District	Around Village Center	June 1982
Eleanor (Sailing Sloop)	Off Lower Main Street	November 1982
Hop-O-Nose Knitting Mill	130 West Main Street	June 1995
William Lampman House	147 Grandview Avenue	June 1995
Joseph Hallock House	241 West Main Street	June 1995
Commerical Building	32 West Bridge Street	June 1995
Wiley Hose Co. Building	30 West Bridge Street	June 1995
Benjamin Dubois House	347 West Main Street	October 1995
Stone House	347 West Main Street	October 1995
Gelder Octagon House	47 Division Street	September 1997



**Village of Catskill, New York
Town of Catskill, New York**

**Summary of Notes from the Visioning Meetings
Appendix B to joint Village & Town
2007 Comprehensive Master Plan**

Appendix B: Summary of Vision Meetings 1 - 5

-“With a little effort we could see a big change”

-“When I live in a nice place, I feel like a nice person”

Meeting 1: Leeds

Meeting 2: Kiskatom

Meeting 3: Village of Catskill

Meeting 4: Palenville

Meeting 5: Smith’s Landing

Summary by Theme

Agriculture

Farmland was noted as a critical issue for several reasons. Residents valued farmland for the local economic impacts, the local food supply, its open space, the aesthetic appeal of ‘farmhouses’ and ‘silos.’ Preservation of these agricultural open spaces was repeatedly mentioned.

Economic Activity

A variety of industries and activities were proposed for further development- technology oriented business (spin offs from the Tech Valley) and nightlife for downtown, while focusing ‘small industry’ on Route 9W. Residents wanted to be able to ‘buy basics’ downtown and felt that a ‘small to medium’ commercial feel is appropriate for Catskill. Of importance was the need to ‘support local business.’ Concern was also expressed regarding the spread of adult businesses and encouraging more ‘responsible logging methods.’

Employment

Employment issues were identified in each meeting. A ‘skilled workforce,’ working wages for youth, and a diverse workforce base was identified as areas of concern. In particular, a ‘clean environment,’ better incomes, and additional jobs were seen as necessary to keep youth in Catskill. Participants identified manufacturing, healthcare, and public administration as sectors worth pursuing.

Gateways

Participants indicated that gateway points into Catskill are ‘poor’ and ‘nothing definite.’ Participants identified the following gateway points as noteworthy: Palenville, Rip Van Winkle Bridge, Route 23A (‘most beautiful’), and the Thruway. Ideas for improvement

include the use of welcoming signage, addressing unsightly billboards, and visually shielding junkyards adjacent to gateways.

Governance

Perhaps the single most repeated issue in any meeting, for any category, was the need for existing codes and regulations to be enforced. Variances and weak enforcement were seen as eroding the quality of life in the community, hurting property appraisals, and limiting credit-equity opportunities. Participants identified an improved tax base as critical to easing the existing tax burden. Several participants proposed increasing government efficiency through cooperation between the Town and Village on duplicate services and code enforcement. Similarly, improved cooperation with DOT planning was proposed.

Growth Patterns

Residential: *This category generated the most unique comments.* In each meeting it was repeated that Catskill was in danger of becoming ‘like anywhere else.’ Specifically, there was concern about weak ‘design guidelines,’ that new home design ‘seems out of place,’ and ‘cookie cutter’ designs should be avoided. New growth should reduce the associated impacts of traffic, housing affordability, and loss of nature. Specifically, it was suggested that controls be developed for limiting the adverse visual consequences of hillside development. A lack of a subdivision law was expressed as a concern in all meetings, and it was proposed that new subdivisions rely on their own water and septic systems. In rural settings, ‘grassy set backs’ and large lot zoning (10 acres) was proposed repeatedly as a way to preserve ‘open spaces.’

Commercial/Industrial: Some participants viewed the ‘encroachment’ of commercial uses against existing neighborhoods with concern. And in places where appropriate, some participants pointed out that pedestrian friendly neighborhoods should be promoted with sidewalks and ‘bike lanes.’ Commercial development patterns were also criticized. One issue was the concern over the inevitable ‘abandonment of malls.’ There was concern that new development was fueling that process and coming at the ‘expense of existing businesses.’ ‘Sprawl’ was identified as a negative aspect of development on Route 9W.

Hamlets

Participants expressed a wish to see branch Town offices in the Hamlets. Concern was echoed in several meetings about the lack of law enforcement coverage in the hamlets, specifically for ‘speeding’ cars. An interest repeated often was the desire for ‘conveniences’ and amenities in the hamlets- ‘delis,’ ‘cafes,’ ‘laundromats,’ ‘post offices,’ and other similar conveniences. Preservation of historic structures, maintenance of public spaces, and improved ‘hamlet identity’ were also cited for attention. Pride of place issues, such as sidewalks, lighting, benches, signage, and ‘community events’ were all expressed by hamlet residents. They also expressed a preference to not see ‘strip mall’ style developments in the hamlets and that larger developments be ‘screened’ from road view.

Historic Structures/Districts

The historic buildings and neighborhoods were identified as key characteristics to Catskill's identity. Some residents felt a sense of inevitability that 'deterioration' or 'demolition' of schools, factory sites, churches, and other historic structures would erode that sense of place. Sites and buildings associated with the history of the Catskill Mountains and the arts communities therein were identified, too. 'Stone architecture' was one historic quality that was identified multiple times. Concerns were noted with enforcing existing historic district codes and the high cost of rehabilitation. Residents also expressed a desire to see a 'variety of architectural styles' preserved and that regulations not be 'oppressive.'

Housing

The region's comparative affordability was identified as a major 'attractive' factor in deciding to move to Catskill. By the same token, this influx of residents was cited as 'driving up' housing prices and 'pricing out' young adults and 'single income families.' A shortage of 'affordable' and 'work force' housing were recognized. Real estate flipping and the high cost of 'renovating deteriorating housing' were also cited as factors related to increased housing costs.

Infrastructure

Most comments regarding infrastructure were very general. Aside from general comments about aging and costly infrastructure, specifics included the fact that there was 'no lack of water' in many areas since they over an aquifer. Residents also identified that cell towers were 'needed.' It was also suggested that 'utilities be put underground' to 'protect views.' Some participants pointed out the Town's regulations concerning rural road widths, and that they were costly to 'maintain.'

Likes

This category consists of comments that were too general to fit neatly in the above categories. However, leaving them out would diminish our sense of why the participants love Catskill. They loved the 'small town feel', the 'quiet,' the 'privacy,' and the 'neighborliness.' An environment of 'clean air,' 'natural beauty,' and 'peaceful country' all help make Catskill a great place to life. Even the 'grittiness' of downtown and the waterfront was seen as a positive quality that should be preserved.

Location

Catskill's location was positively noted for its location in relation to Albany and transit hubs (Rip Van Winkle Bridge, Thruway, and Amtrak in Hudson). This proximity to population centers is desired for its employment and retail opportunities for those able to commute the distance. As a counterpoint, some participants identified the setting between the Hudson and the Mountains as an invaluable asset.

Open Space

The ‘wide open’ spaces were roundly identified as a key quality of Catskill’s character. In general open farmland, rivers, creeks, and most significantly the mountains were identified for preservation. They were valued for their views and wildlife. Concern over disappearing farmland and diminished views were echoed in all the meetings. Participants consistently remarked on their memories of ‘swimming holes’ in the Town’s many creeks- it was suggested that the Town secure public access to certain reaches of creeks for recreation, litter pickups, and trails. Participants recognized that open space features were both local amenities and draws for tourism.

Recreation

Participants identified a wide range of outdoor recreation issues important to them. Access to skiing, golfing and the marina were identified as adequate and important. Wants associated with outdoor trails for hiking, jogging and biking were mentioned often. Interest was expressed in integrating these amenities with parks, new developments, and tourism. Concern was expressed that Village parks should be more dog friendly and that trails receive improved signage.

Schools/Education

Comments regarding the school were very general and positive. The size of the school district was noted as positive. However, several comments were made about the need for improved pre-school facilities, and that available public funding sources for that should be considered. Some participants hoped to see local training/education opportunities with Columbie-Greene Community College.

Social

Participants were concerned about a wide range of social factors affecting quality of life in Catskill. Community participants remarked they enjoyed being able to know their neighbors, that the community was generally friendly, and that they wanted to see the current mix of income levels and social backgrounds preserved. ‘New folks’ are welcome.’ However, concern was repeatedly expressed about the lack of local opportunities for post-high school graduates. Keeping EMS and fire volunteers were also cited. Cited too was that ‘apathy,’ ‘lack of cultural integration,’ and ‘lack of appreciation’ were hurting ‘sense of community.’

Tourism

The scattered location of attractions—of which the residents were proud to identify—were in need of ‘better promotion.’ Attractions related to the Arts/Catskill History were seen as the region’s strongest tourism asset. Suggested improvements to make the place more ‘desirable’ include reconnecting “The Point” to the mountains, keeping the place ‘clean and well kept,’ and improving boat access and amenities downtown. Participants from Palenville suggested that destinations be built on the ‘artist colony concept.’

Traffic

Traffic congestion centered around two distinct concerns: a.) the increases in traffic generated by downtown developments, and b.) heavy truck traffic using arterial routes through the village. Identified traffic impacts included visual clutter created by road signs, noise, road damage, and pedestrian safety. Controls regarding local delivery only on Spring Street, sharp turns, noise, and vehicle overloading were proposed in meetings. The limited public transit in the community should be better ‘marketed.’

Village Downtown / Main Street

Several participants believed the character of the county offices were compatible with the type and scale of activities that should be downtown. Small business, stores for daily consumer needs, a grocery, restaurants, and a bookstore were identified as preferable on Mainstreet. Participants felt the following aesthetic and infrastructure issues demanded more attention: landscaping, trees, signage, parking, sidewalk repairs, and ‘pedestrian friendly’ amenities. It was felt the current state of ‘disrepair’ was fueling a ‘negative perception’ of the area. Several wanted to the waterfront ‘dressed up,’ and that improved access across the creek in the form of a ‘foot bridge’ would be beneficial.

Visual Blight

A variety of visual factors were identified as contributing to the need for Catskill to clean up. Rundown, vacant, and abandoned buildings were called ‘eyesores,’ and absentee landlords were identified to take better care of their Catskill properties. Junkyards were seen as ‘setting a bad tone’ for Catskill, while abandoned cars in yards were ‘disgusting.’ Poor signage, old billboards, and light pollution were identified with visual clutter. Proposals included improving the CSX bridge, cleaning up aging cement facilities, litter pick ups, fining absentee landlords, code enforcement, require less lighting, develop signage that reflects community character, and remove old billboards.

Waterfront

Participants identified improved public access opportunities for sections along Catskill Point and the Hudson River. In reference to Catskill Creek, several participants hoped to be able to ‘walk along it.’ There were repeated calls to see mixed-use development along the waterfront and improved connections between the waterfront and Main Street.

Youth Activities

A shortage of destinations for youth (from ‘pre-school’ to high school) to recreate, ‘hang out,’ and avoid ‘trouble’ were identified as a weak point in quality of life for families. Residents proposed that recent closures of community centers and a pool be replaced by similar facilities. Affordability and a central location were identified as key issues. Proposed were improved coordination between the County, Town, Village, and School District.



**Village of Catskill, New York
Town of Catskill, New York**

**Community Survey
Appendix C to joint Village & Town
2007 Comprehensive Master Plan**



March 15, 2006

Dear Catskill Resident,

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." This quote is from nationally known community planner Ed McMahon and is applicable right here in Catskill. We need your help planning for our community's future. Your answers to this survey will help us keep Catskill's community character and determine how Catskill will grow and change.

We are rewriting our Comprehensive Plan for the Town and Village of Catskill. This plan will help to guide policies that will affect your homes, businesses, and quality of life. It is important that you take this time to tell us your priorities and help us shape the Plan.

Please spend a few minutes to fill out and return the enclosed survey. Your individual responses will be kept completely confidential.

We realize this is a somewhat lengthy document. If there are sections you don't care to answer, please continue on to other areas of the survey that are of interest to you. We welcome both partially and fully completed surveys because the more input we get, the better we will be able to plan our community's future.

Please return the survey by Saturday, May 13 to one of the locations identified on the last page of the survey. If you have any questions, please contact Committee Co-Chair Dan Howard at 678-2175 or by e-mail at howard@mhccable.com.

Thank you for your time.

Sincerely,

Catskill Comprehensive Plan Committee

Michele Pulver, Co-Chair
Dan Howard, Co-Chair
Frank Dedrick
Stephen Dunn
Larry Federman
Peter Gustas
Warren Hart

Christine Jones
George Lackie
Barbara Margolius
Peter Markou
Jack Rivituso
Harry Sacco
Brandy Segura

Warren Sheridan
Mitchell C. Smith
Allen Uhler

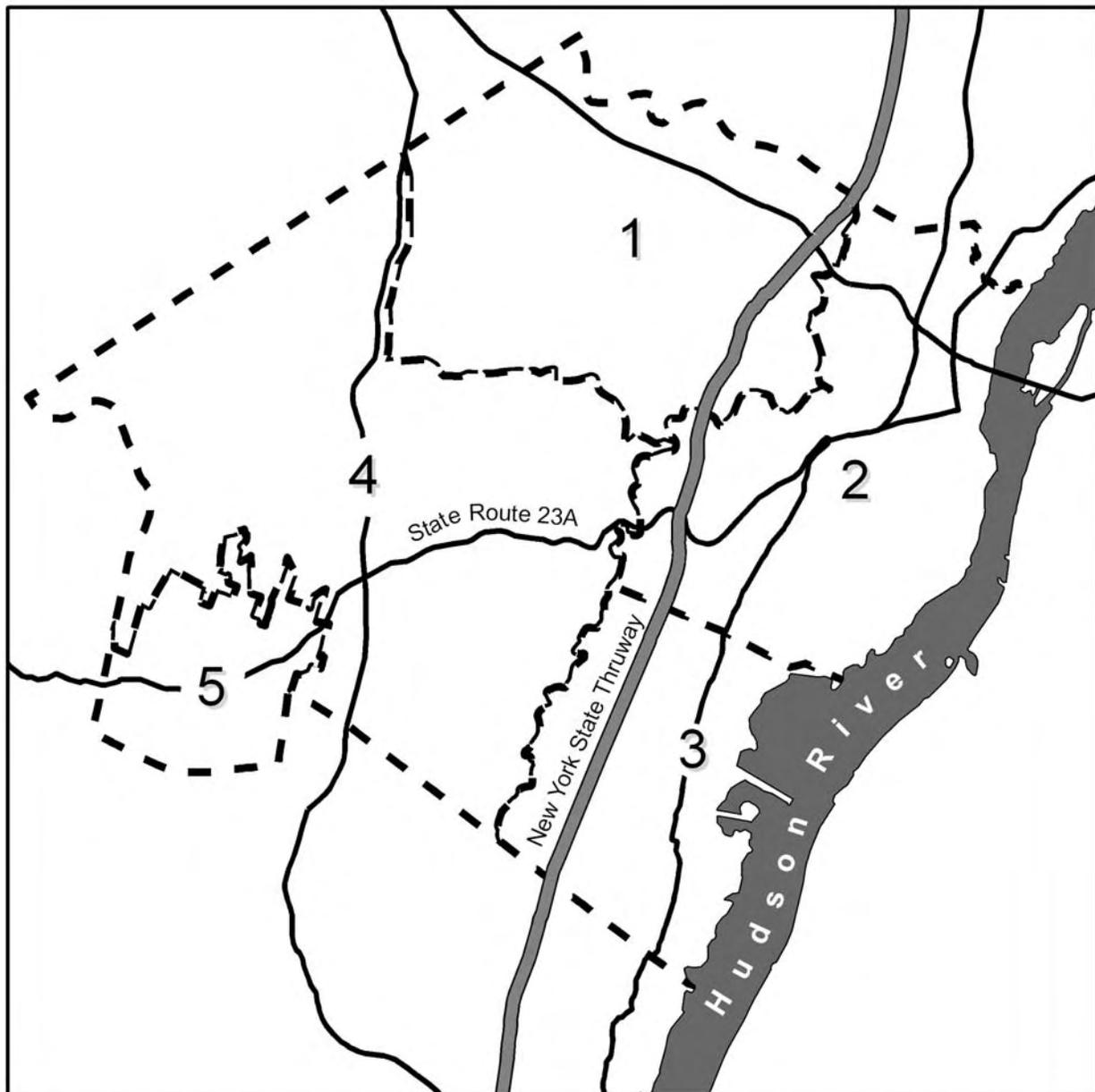
Catskill Community Survey

Instructions:

This survey should be completed by one adult in your household. However, please feel free to consult with other family members. To complete the survey, please check your response. Please do not write your name or address on the survey. If there are sections you don't care to answer, please continue on to other areas of the survey that are of interest to you

For the purposes of this survey, please identify the general area in which you live or own property in Catskill. See map below and please circle one response:

1. Leeds
2. Catskill Village Area (Including Jefferson Heights and Town of Catskill immediately north and south of the Village)
3. Smith's Landing/ Cementon
4. Kiskatom
5. Palenville



1. How important are the following factors in your decision to live in Catskill?

	Very Important	Somewhat Important	Not At All Important
a. Born and raised in Catskill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Quality of schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Housing selection/quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Feeling of community/know neighbors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Desire to live near region's cities (Albany, Kingston, Hudson)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Good job opportunities in Catskill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Access to parks and recreation opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Catskill Mountains/Hudson River/ other natural features in the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Local shops and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Reasonable taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Availability of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Cultural Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Affordable Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Family/friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Safe community (in terms of crime)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q. Proximity to job	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. Unable to move or relocate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Taking all things into consideration, how do you rate the overall quality of life in the Town and Village of Catskill?

- a. ___ Better in Catskill than other places I have lived in or visited
- b. ___ About the same in Catskill as in other places I have lived in or visited
- c. ___ Worse in Catskill than other places I have lived in or visited
- d. ___ No opinion

3. In your opinion, how is the overall quality of life in the Town and Village of Catskill changing?

- a. ___ It is improving
- b. ___ It is staying about the same
- c. ___ It is declining
- d. ___ No opinion

3a. Why? _____

4. What do you think will be the four most important problems facing the Town and Village of Catskill over the next 10 years? **Mark only four.**

- a. ___ Availability of affordable housing options
- b. ___ Availability of a variety of housing options
- c. ___ Loss of farmland and agriculture
- d. ___ Loss of open land/ undeveloped land (not farmland)
- e. ___ Adequacy of parks and recreation facilities
- f. ___ Adequacy of infrastructure (water and sewer)
- g. ___ Maintaining quality schools
- h. ___ Damage to natural resources
- i. ___ Crime and public safety
- j. ___ Level of traffic and congestion
- k. ___ Cost of Municipal Services needed due to residential growth
- l. ___ Cost of Municipal Services needed due to commercial growth
- m. ___ Appearance of commercial development
- n. ___ Availability of places to walk and bike safely
- o. ___ Other (please specify) _____

5. What is your level of satisfaction concerning community services in Catskill? If you do not know an answer or if it is not applicable, leave it blank. Feel free to make additional comments at the end of this section.

	Satisfied	No Opinion	Not Satisfied
A Condition of town streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B Condition of village streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C Availability of sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D Condition of sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E Quantity of parks/open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F Quality of parks/open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G Water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H Cable Television Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I Telecommunication service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J Internet accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K Fire department service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L Law enforcement service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M Ambulance service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N Availability of general health care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O Quality of daycare/pre-school providers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P Quality of schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q Quality of recreational programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R Controlling spending and taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S Transfer station/recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T Senior services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U Youth services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V Responsiveness to resident's concerns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
W Accessibility and communication with officials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X Road maintenance/ snow removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y Zoning and code enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Your comments on these services: (to continue, please attach an additional sheet)

6. Do you own or rent your residence?

- own rent I don't live in Catskill, but own land in the Town or Village

6a. Is Catskill your primary residence?

- Yes No

7. What is your approximate rental/mortgage payment per month? \$_____ (optional)

8. How do you feel about the overall appearance of residential housing in Catskill?

- a. Village of Catskill: generally, improving since 1995 overall, about average
 generally, getting worse since 1995 no opinion
- b. Town of Catskill: generally, improving since 1995 overall, about average
 generally, getting worse since 1995 no opinion

9. What is your opinion about the adequacy of housing in Catskill? Feel free to make additional comments at the end of this section.

		Inadequate	About average	Adequate	No Opinion
A	Quality of Senior public housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	Availability of Senior public housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	Quality of workforce housing (purchase)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	Availability of workforce housing (purchase)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E	Quality of workforce rental housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	Availability of workforce rental housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G	Quality of low income housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H	Availability of low income housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: (to continue, please attach an additional sheet)

10. What type of housing is most needed in Catskill? Please check all that apply.

- | | |
|---|--|
| <input type="checkbox"/> rental units | <input type="checkbox"/> workforce housing (homes affordable to people who work locally) |
| <input type="checkbox"/> public housing | <input type="checkbox"/> higher income housing |
| <input type="checkbox"/> accessory apartments (in-law apartments) | <input type="checkbox"/> higher density housing (apartments/condominiums/ townhouses) |
| | <input type="checkbox"/> other (please specify) _____ |

11. What type of job opportunities/businesses would you like to see in Catskill: Please check all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Education |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Medical/health |
| <input type="checkbox"/> Government service | <input type="checkbox"/> Clerical |
| <input type="checkbox"/> Retail sales | <input type="checkbox"/> Utilities/communication |
| <input type="checkbox"/> Personal services (such as barber, waitress) | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Technology | <input type="checkbox"/> Other trades |
| <input type="checkbox"/> Management | <input type="checkbox"/> Other professions |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Other (please specify) _____ |

12. What do you consider to be the ideal population of Catskill in the next 25 years?

- decreasing
- remaining the same
- increasing somewhat
- increasing significantly
- no opinion

13. Which direction would you like to see Catskill take in the future? (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> increase residential | <input type="checkbox"/> decrease residential |
| <input type="checkbox"/> increase commercial | <input type="checkbox"/> decrease commercial |
| <input type="checkbox"/> increase industrial | <input type="checkbox"/> decrease industrial |
| | <input type="checkbox"/> no opinion |

19. When you **SHOP** in another community, what are your primary reasons for doing so? Please check any that apply and list its order of importance (10 – most important, 1 – least important).

	√ if important	Rank order of importance
Prices	<input type="checkbox"/>	___
Variety of merchandise	<input type="checkbox"/>	___
Convenience of shopping	<input type="checkbox"/>	___
Quality of merchandise	<input type="checkbox"/>	___
Store hours	<input type="checkbox"/>	___
Merchant friendliness	<input type="checkbox"/>	___
Advertising	<input type="checkbox"/>	___
Product service	<input type="checkbox"/>	___
Multi-store/ large shopping mall	<input type="checkbox"/>	___
Dining & entertainment opportunities	<input type="checkbox"/>	___

20. When you **DINE** in another community, what are your primary reasons for doing so? Please check any that apply and list its order of importance. (8 – most important, 1 – least important)

	√ if important	Rank order of importance
Prices	<input type="checkbox"/>	___
Variety of menus	<input type="checkbox"/>	___
Advertising	<input type="checkbox"/>	___
Quality of food	<input type="checkbox"/>	___
Available hours	<input type="checkbox"/>	___
Merchant friendliness	<input type="checkbox"/>	___
Combination dining/entertainment	<input type="checkbox"/>	___
Combination dining/shopping	<input type="checkbox"/>	___

21. Are you interested in seeing any of the following recreation uses developed or expanded in Catskill?

Recreational Uses	Strong Interest	Some Interest	Oppose	No Opinion
Athletic Fields (baseball, softball, soccer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultural activities (music, theater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dog Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golfing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horse trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ice skating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds with equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public picnic areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public swimming pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snowmobiling trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervised recreational activities for senior adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/running path	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skateboard park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. Please indicate your gender: Male Female

23. What is your age?

- | | |
|-----------------------------------|---------------------------------------|
| <input type="checkbox"/> under 18 | <input type="checkbox"/> 45-54 |
| <input type="checkbox"/> 18-24 | <input type="checkbox"/> 55-64 |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 65-74 |
| <input type="checkbox"/> 35-44 | <input type="checkbox"/> 75 and older |

24. Indicate the number of people currently living in your household, including yourself.

1 2 3 4 5 6 7 8 9 or more

25. How many children under the age of 18 live in your home?

None 1 2 3 4 5 6 or more

26. How many adults over the age of 64 live in your home?

None 1 2 3 4 5 6 or more

27. I am a resident of (check one) Village of Catskill Town of Catskill

28. How long have you been a resident of Catskill?

- | | |
|---|---|
| <input type="checkbox"/> less than 1 year | <input type="checkbox"/> 11-20 years |
| <input type="checkbox"/> 1-5 years | <input type="checkbox"/> 21-50 years |
| <input type="checkbox"/> 6-10 years | <input type="checkbox"/> 51 years or longer |

29. What is your primary occupation? Check here if retired.

- | | |
|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Education |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Medical/health |
| <input type="checkbox"/> Government service | <input type="checkbox"/> Clerical |
| <input type="checkbox"/> Retail sales | <input type="checkbox"/> Utilities/communication |
| <input type="checkbox"/> Personal services (such as barber, waitress) | <input type="checkbox"/> Other professions |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Other trades |
| <input type="checkbox"/> Management | <input type="checkbox"/> Unemployed |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Other (please specify) |
-

30. What is the highest level of education you have completed?

- | | |
|--|---|
| <input type="checkbox"/> elementary | <input type="checkbox"/> vocational/trade |
| <input type="checkbox"/> secondary | <input type="checkbox"/> college |
| <input type="checkbox"/> community college | <input type="checkbox"/> post graduate |

31. If working, where do you work?

- | | |
|--|---|
| <input type="checkbox"/> At home | <input type="checkbox"/> Within 11-25 miles of Catskill |
| <input type="checkbox"/> In the Village of Catskill | <input type="checkbox"/> Greater than 25 miles from Catskill |
| <input type="checkbox"/> In the Town of Catskill | <input type="checkbox"/> If you work in another county, please note which one |
| <input type="checkbox"/> Within 6-10 miles of Catskill | |
-

32. What is your approximate gross (before tax) annual family income?

- | | | |
|--|--|--|
| <input type="checkbox"/> under \$15,000 | <input type="checkbox"/> \$30,000 - \$49,999 | <input type="checkbox"/> \$75,000 - \$99,999 |
| <input type="checkbox"/> \$15,000 - \$29,999 | <input type="checkbox"/> \$50,000 - \$74,999 | <input type="checkbox"/> \$100,000 or more |

Thank you for taking the time to complete this survey. Please return it to one of the following locations by **Saturday May 13:**

Town Clerk's Office, Town Hall
Dunn Builders Supply, 62 Water St.

Village Clerk's Office, Village Hall
K&D Repair Shop, Route 32

Palenville Post Office, Route 23A

You can also mail the survey to: Comprehensive Plan Survey, Catskill Town Hall 439 Main Street Catskill, NY 12414

Catskill Community Survey Responses

All response figures herein are raw data.

Respondent area of residence

10	1. Leeds
61	2. Catskill Village (Including Jefferson Heights and Town of Catskill immediately north and south of the Village)
2	3. Smith's Landing/ Cementon
33	4. Kiskatom
63	5. Palenville

1. How important are the following factors in your decision to live in Catskill?

	Very Important	Somewhat Important	Not At All Important
a. Born and raised in Catskill	5	14	30
b. Quality of schools	23	13	18
c. Housing selection/quality	22	22	6
d. Affordable housing	35	13	4
e. Feeling of community/know neighbors	29	23	2
f. Desire to live near region's cities (Albany, Kingston, Hudson)	20	26	12
g. Good job opportunities in Catskill	19	20	14
h. Access to parks and recreation opportunities	32	17	4
i. Catskill Mountains/Hudson River/ other natural features in the area	49	8	1
j. Local shops and services	23	25	9
k. Reasonable taxes	41	14	1
l. Availability of Public Transportation	15	16	25
m. Cultural Activities	16	29	8
n. Affordable Senior Housing	17	20	15
o. Family/friends	37	10	8
p. Safe community (in terms of crime)	51	7	1
q. Proximity to job	19	36	8
r. Unable to move or relocate	5	13	35

2. Taking all things into consideration, how do you rate the overall quality of life in the Town and Village of Catskill?

15	a. ___ Better in Catskill than other places I have lived in or visited
28	b. ___ About the same in Catskill as in other places I have lived in or visited
13	c. ___ Worse in Catskill than other places I have lived in or visited
5	d. ___ No opinion

3. In your opinion, how is the overall quality of life in the Town and Village of Catskill changing?

26	a. ___ It is improving
16	b. ___ It is staying about the same
20	c. ___ It is declining
4	d. ___ No opinion

4. What do you think will be the four most important problems facing the Town and Village of Catskill over the next 10 years? **Mark only four.**

- a. ___ Availability of affordable housing options **22**
- b. ___ Availability of a variety of housing options **12**
- c. ___ Loss of farmland and agriculture **19**
- d. ___ Loss of open land/ undeveloped land (not farmland) **31**
- e. ___ Adequacy of parks and recreation facilities **13**
- f. ___ Adequacy of infrastructure (water and sewer) **20**
- g. ___ Maintaining quality schools **27**
- h. ___ Damage to natural resources **21**
- i. ___ Crime and public safety **18**
- j. ___ Level of traffic and congestion **7**
- k. ___ Cost of Municipal Services needed due to residential growth **5**
- l. ___ Cost of Municipal Services needed due to commercial growth **12**
- m. ___ Appearance of commercial development **9**
- n. ___ Availability of places to walk and bike safely **12**
- o. ___ Other (please specify) _____ **35**

5. What is your level of satisfaction concerning community services in Catskill? If you do not know an answer or if it is not applicable, leave it blank. Feel free to make additional comments at the end of this section.

		Satisfied	No Opinion	Not Satisfied
A	Condition of town streets	27	6	24
B	Condition of village streets	25	11	20
C	Availability of sidewalks	18	10	24
D	Condition of sidewalks	21	11	20
E	Quantity of parks/open spaces	27	4	22
F	Quality of parks/open spaces	30	2	19
G	Water quality	86	41	63
H	Cable Television Service	26	13	10
I	Telecommunication service	32	8	14
J	Internet accessibility	27	14	10
K	Fire department service	28	10	12
L	Law enforcement service	48	4	3
M	Ambulance service	35	10	7
N	Availability of general health care	18	9	27
O	Quality of daycare/pre-school providers	10	27	10
P	Quality of schools	25	12	17
Q	Quality of recreational programs	14	21	17

		Satisfied	No Opinion	Not Satisfied
R	Controlling spending and taxes	12	6	39
S	Transfer station/recycling	29	10	14
T	Senior services	21	18	15
U	Youth services	5	20	27
V	Responsiveness to resident's concerns	12	12	30
W	Accessibility and communication with officials	19	16	16
X	Road maintenance/snow removal	40	6	11
Y	Zoning and code enforcement	18	15	17

Your comments on these services:

6. Do you own or rent your residence?

- 50 own
3 I don't live in Catskill, but own land in the Town or Village
8 rent

6a. Is Catskill your primary residence?

- 58 Yes No

7. What is your approximate rental/mortgage payment per month? \$ _____ (optional)

8. How do you feel about the overall appearance of residential housing in Catskill?

a. Village of Catskill:

- 24 generally, improving since 1995
16 overall, about average
5 generally, getting worse since 1995
11 no opinion

b. Town of Catskill:

- 23 generally, improving since 1995
20 overall, about average
9 generally, getting worse since 1995
7 no opinion

9. What is your opinion about the adequacy of housing in Catskill? Feel free to make additional comments at the end of this section.

		Inadequate	About average	Adequate	No Opinion
A	Quality of Senior public housing	13	10	10	24
B	Availability of Senior public housing	23	4	7	23
C	Quality of workforce housing (purchase)	11	13	7	19
D	Availability of workforce housing	10	10	10	19
E	Quality of workforce rental housing	9	10	9	23
F	Availability of workforce rental housing	10	9	7	22
G	Quality of low income housing	13	6	13	20
H	Availability of low income housing	9	8	10	26

10. What type of housing is most needed in Catskill? Please check all that apply.

- 18 rental units
- 33 workforce housing'
- 4 public housing
- 9 higher income housing
- 5 accessory apartments
- 9 higher density housing
- 7 other (please specify) _____

11. What type of job opportunities/businesses would you like to see in Catskill: Please check all that apply.

- 13 Agriculture
- 5 Finance
- 13 Government servi
- 27 Retail sales
- 14 Personal services
- 30 Technology
- 12 Management
- 23 Manufacturing
- 27 Education
- 38 Medical/health
- 9 Clerical
- 17 Utilities/communication
- 17 Construction
- 12 Other trades
- 12 Other professions
- 7 Other (please specify)

12. What do you consider to be the ideal population of Catskill in the next 25 years?

- 3 decreasing
- 16 remaining the same
- 31 increasing somewhat
- 9 increasing significantly
- 3 no opinion

13. Which direction would you like to see Catskill take in the future? (Check all that apply)

- 31 increase residential
- 2 decrease residential
- 35 increase commercial
- 3 decrease commercial
- 20 increase industrial
- 15 decrease industrial
- 4 no opinion

14. Beyond the basic services you expect to be provided, would you be in favor of spending public funding to accomplish any of the following, and if so, to what extent?

(Please check only one box per line, below)	Yes, Spend More Money Even If Taxes Go Up	Yes, Spend More Money Only if Taxes Are Not Raised	Spend Same Amount as Now	Spend Less than Now
a. Protect open spaces	25	21	10	3
b. Protect working farms and farmlands	17	26	15	0
c. Further develop Dutchmen's Landing Park	13	24	13	6
d. Develop waterfront access and recreation opportunities	15	31	10	4
e. Develop a community recreation center/swimming pool	20	20	11	9
f. Develop an indoor sports facility/Youth Center	24	20	10	6
g. Develop a skateboard park	12	23	11	12
h. Protect historic buildings and sites	16	28	11	5
i. Protect scenic landscapes	21	27	12	1
j. Protect sensitive environmental sites	21	27	12	0

	Yes, Spend More Money Even If Taxes Go Up	Yes, Spend More Money Only if Taxes Are Not Raised	Spend Same Amount as Now	Spend Less than Now
k. Provide for public water and sewer improvements	15	26	15	3
l. Convert empty buildings into commercial space	12	36	11	0
m. Expand economic development activities	8	34	14	1
n. Sidewalks, curbs, signs, and similar infrastructure	12	25	18	5
o. Street beautification	17	18	23	2
p. Downtown revitalization	17	17	19	7
q. Create a micro-enterprise assistance program to help small businesses	10	28	17	4
r. Create an industrial park	6	17	19	18
s. Create an office park	7	15	23	12
t. Create a small business park	8	21	3	8
u. Create new medical facilities	24	24	7	4
v. Build a new library	12	16	20	10
w. Build a new school for grades 7-12	16	14	15	13
x. Create a Housing Rehabilitation program	4	29	16	7
y. Help provide affordable housing for:				
Senior citizens	15	28	11	2
First time home buyers	9	26	17	3
Renters	6	23	20	5
z. Local Police and Emergency Services	19	25	12	5
aa. Provide Added Senior Services	13	29	15	3
bb. New Town/Village Hall	4	15	16	20

15. In your neighborhood, how has the sense of community pride changed since 1995?

- 18 Increased
- 28 no change
- 12 decreased

16. In your neighborhood, would you say that your neighborhood currently has a strong sense of community pride?

- 27 yes
- 20 no
- 13 no opinion

17. In the Village of Catskill, would you say that there is currently a strong sense of community pride?

- 16 yes
- 22 no
- 21 no opinion

18. In the Town of Catskill, would you say that there is currently a strong sense of community pride?

- 20 yes
- 21 no
- 18 no opinion

19. When you **SHOP** in another community, what are your primary reasons for doing so? Please check any that apply and list its order of importance (10 – most important, 1 – least important).

		√ if important	Rank order of importance
Prices	37	<input type="checkbox"/>	----
Variety of merchandise	44	<input type="checkbox"/>	----
Convenience of shopping	30	<input type="checkbox"/>	----
Quality of merchandise	31	<input type="checkbox"/>	----
Store hours	17	<input type="checkbox"/>	----
Merchant friendliness	14	<input type="checkbox"/>	----
Advertising	8	<input type="checkbox"/>	----
Product service	11	<input type="checkbox"/>	----
Multi-store/ large shopping mall	35	<input type="checkbox"/>	----
Dining & entertainment opportunities	28	<input type="checkbox"/>	----

20. When you **DINE** in another community, what are your primary reasons for doing so? Please check any that apply and list its order of importance. (8 – most important, 1 – least important)

		√ if important	Rank order of importance
Prices	21	<input type="checkbox"/>	----
Variety of menus	37	<input type="checkbox"/>	----
Advertising	5	<input type="checkbox"/>	----
Quality of food	39	<input type="checkbox"/>	----
Available hours	18	<input type="checkbox"/>	----
Merchant friendliness	13	<input type="checkbox"/>	----
Combination dining/entertainment	12	<input type="checkbox"/>	----
Combination dining/shopping	23	<input type="checkbox"/>	----

21. Are you interested in seeing any of the following recreation uses developed or expanded in Catskill?

Recreational Uses	Strong Interest	Some Interest	No Opinion	
			Oppose	Opinion
Athletic Fields (baseball, softball, soccer)	15	19	3	12
Bike paths	21	14	2	11
Camping areas	11	22	3	10
Cultural activities (music, theater, etc.)	27	17	2	5
Dog Park	7	11	10	15
Golfing	4	14	8	18
Hiking trails	19	20	2	7
Horse trails	9	11	4	18
Ice skating	11	22	1	10
Marina	10	16	4	17
Playgrounds with equipment	18	13	3	10
Public picnic areas	22	14	2	8
Public swimming pool	22	10	10	5
Snowmobiling trails	6	8	14	16
Tennis courts	10	14	5	17
Walking/running path	22	16	2	6
Skateboard park	15	8	9	10
Other ()	4	0	0	0

22. Please indicate your gender:

24 Male **34** Female

23. What is your age?

under 18 45-54
 18-24 55-64
 25-34 65-74
 35-44 75 and older

24. Indicate the number of people currently living in your household, including yourself.

Q24 Number in household	CountOf Q24 Number in household
1	10
2	23
3	14
4	7
5	3
6	0
7	1
9 or more	0

25 Number of Children in Household?

Children in household	CountOf Children in household
1	9
2	3
3	2
5	1
none	42

26 Number of Seniors in Household?

Seniors in household	CountOf Seniors in household
1	12
2	10
3	2
4	1
none	33

26. Village or Town? **15** Village **44** Town

27. Length of Residency in Catskill?

Q28 Length of Residency	CountOfQ28 Length of Residency
11-20 years	12
1-5 years	4
21-50 years	23
51+ years	11
6-10 years	6
less than 1 year	4

19 Primary Occupation

Q29 Primary Occupation	CountOfQ29 Primary Occupation
Agriculture	1
Clerical	1
Construction	0
Education	6
Finance	2
Government Service	3
Management	5
Manufacturing	2
Medical/Health	5
Other	0
Other Professions	4
Other trades	2
Personal Services	3
Retail Sales	4
Retired	19
Unemployed	2
Utilities/Communications	0

30. What is the highest level of education you have completed?		
Q30 Education level	CountOfQ30	Education level
college	15	
community college	11	
elementary	1	
post graduate	15	
secondary	10	
vocational/trade	7	

31. If working, where do you work?		
Q31 Area of employment	CountOfQ31	Area of employment
At home	4	
Greater than 25 miles from Catskill	7	
In Town	8	
In Village	6	
Other County	4	
Within 11-25 miles	5	
Within 6-10 miles	5	

Area Other County
Columbia 3
New York 1
New York City 1
Schenectady 1
Ulster 5

32. What is your approximate gross (before tax) annual family income?		
Q32 Income Level	CountOfQ32	Income Level
\$15k-29k	5	
\$30k-49k	12	
\$50k-74k	15	
\$75k-100k	7	
Over \$100,000	8	
under \$15,000	7	

Thank you for taking the time to complete this survey. Please return it to one of the following locations by **Saturday May 13**:

Town Clerk's Office, Town Hall

Village Palenville Post
Clerk's Office,
Office, Office,
Village Route
Hall 23A

Dunn Builders Supply, 62 Water St. K&D Repair Shop,
Route 32

Comprehensive Plan Survey, Catskill Town Hall 439 Main Street Catskill, NY 12414



**Village of Catskill, New York
Town of Catskill, New York**

**Joint Comprehensive Plan Committee meeting notes
Appendix D to joint Village & Town
2007 Comprehensive Master Plan**

Catskill Comprehensive Plan Committee
February 14, 2006 6:30pm – 8:30 pm
Main Floor – Town Hall
439 Main St., Catskill

The meeting was called to order by at 6:30 PM by Co-Chair Dan Howard. The Pledge of allegiance was said followed by a Moment of silence

Roll call:

Members Present:

Frank Dedrick
Larry Federman
Dan Howard, PE
Christine Jones
Barbara Margolius
Michele Pulver
Jack Rivituso
Harry Sacco
Warren Sheridan
Mitchell Smith
Allen Uhler
Warren Hart, AICP

Stephen Dunn
George Lackie
Peter Markou

Also present:

Mary T. Howard, AICP, recorder
George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates
Kate Farrell, Superintendent, Catskill
Central School
Lew O'Connor, Town Board
Tracy Ewing, Village Resident
Ariel Zangra, Daily Freeman
Joe Izzo, Town Supervisor
Jody Parker, Village Resident
Hudson Talbot, Village Resident

Absent:

Peter Gustas
Brandy Segura

Mr. Howard introduced George Homsy and Steven Mikulencak from Saratoga Associates to the Committee.

Mr. Homsy began with an overview of the project schedule (see attached). He described the comprehensive planning process and pointed out that the committee has begun its inventory of the community. The issues and concerns list developed in October is a useful part of the inventory (see attached). Once an inventory is complete, the committee must get an idea of the community's vision for the town and village. This will be done through a series of visioning sessions held in the five hamlets. The committee can then decide what regulations, policies and other actions will be necessary to achieve the community's vision. He asked that each of the committee meetings be open to the public, follow an agenda and reserve comments from the public to the end of each meeting as there is a large amount of work to be done.

To demonstrate the concepts of comprehensive planning, Mr. Hart showed a video from the Dunn Foundation entitled, *Community of Choices*. The video is available for committee members to show to their various civic groups.

Mr. Homsy indicated that the Issues/Concerns Identification exercise from last fall showed that Catskill is still a unique area and that the Town & Village are ready to be proactive in keeping Catskill that way. Mr. Hart added another few concerns for the list:

- There is an aging infrastructure, especially in the Village – sidewalks, repave Main Street, etc.
- There is a need for an economic plan to find alternative funding sources.
- Viewshed issues related to Olana continue.

Mr. Hart suggested that Mr. Homsy get a copy of the minutes from the joint Town/Village Boards meeting that occurred the end of January as a number of issues and concerns were brought up then.

The committee then reviewed the draft survey. See attached for additions, deletions and format changes. Mr. O'Connor indicated that he feels the survey should address healthcare and education. Ms. Farrell said that the CCS survey should be completely tabulated by the end of March. She's looking for support for expanding the district. The new elementary school is close to capacity. The high school is in the process of a renovation. Mr. Hart provided the committee with copies of the Town/Village of Athens Comprehensive Planning Committee survey. Question 9 deals with the respondents satisfaction with local government. He asked that a similar element be included in the Catskill survey. Ms. Parker indicated that result tallying software is available. Mrs. Pulver requested a question related to aesthetics. Mr. Hart requested recreational questions similar to Athens' be added.

The committee decided that the survey must be further revised. A sub-committee was developed for this purpose. The sub-committee consists of Ms. Pulver, Mr. Howard, Mr. Hart, Mr. Federman, and Ms. Margolius.

Mr. Homsy further described the hamlet meetings. Each will have an Issues and Concerns exercise for 45 minutes and then a Visioning exercise for another 45 minutes. Mr. Howard will work with Mr. Homsy to set up dates, times and venues. The meetings will occur the last two weeks in March. Publicity is a big part of these meetings. All committee members are urged to tell residents about the meetings. Mr. Hart would like to work with focus groups and use PowerPoint presentations that have been developed by Saratoga Associates. Mr. Homsy gave permission for use of the presentation. Mr. Hudson asked if the video could be shown at the an event at the Beattie-Powers house. He would invite the Heart of Catskill Association, Cole House members, and Main Street business owners. Mr. Howard asked that Mr. Hudson provide a schedule of the organizations' meeting times.

Mr. Hart shared that there is a Downtown Pedestrian Survey currently out for public comment. He did not know when the results would be tabulated. The results may be very useful for the committee.

Mr. O'Connor noted that the energy level in the village has been building over the past six months. The hamlet meetings will be an opportune time for the hamlet residents to

share all of their good ideas. He indicated that he would like to see the 9W corridor kept a commercial corridor for the town.

Mr. Hart asked if the committee could place ads in the newspaper to advertise the hamlet meetings.

Possible venues for the hamlet meetings are: Kiskatom Fire House, Catskill High School Cafeteria, Palenville Firehouse, Cementon Sportsmen's Club, Leeds Fire House.

Mr. Rivituso made a motion to adjourn, seconded by Mr. Dedrick with all in favor. The meeting was adjourned at 8:30 pm.

Catskill Comprehensive Plan Committee
December 12, 2007, 2006 6:30pm
Main Floor – Town Hall
439 Main St., Catskill

Roll call:

Members Present:

Christine Jones
Stephen Dunn
Peter Gustas
Jack Rivituso
Warren Sheridan
Larry Federman
Barbara Margolius
Dan Howard, PE
Peter Markou

Michele Pulver
Harry Sacco

Absent:

Mitchell Smith
Frank Dedrick
George Lackie
Allen Uhler
Warren Hart, AICP

Also present:

George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates
Kate Farrell, Catskill School District

Mr. Howard indicated a quorum was present. He made a motion to adopt the previous meeting minutes. The motion was seconded by Mr. Markou. The motion passed.

Mr. Homsy reviewed the agenda for tonight's meeting. The focus tonight will be to review changes made since the last meeting. The current draft of the comprehensive plan was distributed. Multiple edits regarding typos and word choices were recommended.

Mr. Homsy distributed copies for two new recommendations for placement in the draft plan. One addresses global climate change, the other the placement of wind turbines in the Town. Regarding the placement of wind turbines, Mrs. Farrell suggested removing several paragraphs she considers unnecessary. Several other small changes to style were suggested. The changes would be made and the recommendation concerning wind turbines would be incorporated into the plan.

Mr. Federman discussed his attendance at a Global Warming Conference for local officials. Discussed there were models for climate change and potential future changes to sea level changes and climate change. Mr. Federman distributed copies of a proposal before the Town of Guilford, Connecticut. He would like to see climate change addressed somehow in this plan. A discussion followed concerning the appropriateness of this in the plan. Mr. Socco indicated that this might be too detailed. Mr. Marco questioned how this would be accessible and practical for local communities.

Mr. Homsy indicated that Queensbury is recommending that a fixed percentage of its energy use be sourced from green energy. Pittsfield is providing density bonuses for 'green' developments.

Mrs. Farrell suggested the plan include a general statement recognizing the importance of this issue and that items 3, 7, 8, and 9 could be referenced or borrowed from the Guilford document.

Mr. Homsy commented that item 2.8 was added.

Mr. Howard suggested that hamlet pictures be added to goal 3. Several typos were identified.

No comments for section 4.

Mr. Homsy noted that item 5.3 now includes a recommendation for a parking study.

For item 5.5, Mr. Howard indicated that consistency with the Cornell Roads Program should be included. Concerns were expressed regarding 4 foot shoulders and lighting in rural settings.

No major comments for section 6.

No comments for section 7.

Mrs. Farrell expressed concern about the term "Junk Ordinance" in section 8. Mr. Mikulencak indicated that this is a standard term of art.

Mr. Federman would like to see the Town and Village recreation commission added to section 9.4. Mrs. Margolius asked is the NYSDOT can reduce visual clutter and minimize the required number of signs.

Mr. Howard noted that the DOT must consider the local comprehensive plan and that a liason could be established with the DOT to consolidate or limit signage.

This completed the review of the draft comprehensive plan.

Mr. Howard said that the next meeting will likely be January 9 where the plan will be presented to the Town and Village Board. Mr. Homsy and Mr. Mikulencak will present the draft plan. The presentation will be very general. Final copies will be distributed by Christmas. Questions from the Board members will be addressed by the committee members. ZBA and code enforcement will be invited as well.

Mrs. Margolius indicated some changes to the Village proposed uses map recommended by Mr. Hart (not in attendance). He would like to see the mixed-use corridor changed to Village Residential, from Dix street and west.

Mr. Homsy distributed the implementation plan. Mr. Homsy recommended that the time horizons be changed to immediate (0-6 months), medium (6mo.- 2 years), and long (2 – five years). Mark action items as Town, Village, or Both. Comments on the implementation plan will be addressed at the next committee meeting.

Floor opened for public comments. No comments made.

Mrs. Margolius motions to adjourn. Seconded by all. Meeting closes.

The Committee will present the draft plan to the Town and Village Boards at a meeting tentatively scheduled for January 9, 2007.

This work session was closed at 8:30 PM

Catskill Comprehensive Plan Committee
November 14, 2006 6:30pm
Main Floor – Town Hall
439 Main St., Catskill

Roll call:

Members Present:

Larry Federman
Dan Howard, PE
Barbara Margolius
Michele Pulver
Christine Jones
Harry Sacco
Warren Hart, AICP

Absent:

Mitchell Smith
Frank Dedrick
George Lackie
Allen Uhler
Warren Hart, AICP
Peter Markou
Harry Sacco
Warren Sheridan
Peter Gustas
Jack Rivituso
Stephen Dunn

Also present:

Mary T. Howard, AICP, recorder
George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates
Kate Farrell, Catskill School District

Mr. Howard, noting that a quorum was not present, noted that this was not an official meeting of the committee, no official actions could be taken by the present members and no motions would be entertained, but this would be a work session to continue revising the plan.

Mr. Homsy from Saratoga Associates reviewed the evening's agenda. He explained the steps needed to complete the plan including public hearings and presentation to the town and village boards.

Ms. Margolius noted that she was concerned about various generalities in the plan and would like to see more specifics to give a better vision of the town to developers. Mr. Hart mentioned that key issues facing the Village are Rt 9W rezoning, West Side improvements, and the draft site plan review guidelines (including performance and design guidelines) that the Village Board is reviewing.

The committee then began its review of the draft plan starting from the last goal and working to the front of the plan.

Goal 10

Mr. Hart suggested that if other areas of the village need protection, the Village Board should consider expanding the district. Ms. Margolius would like to distinguish between National Historic Register areas and local historic districts. Education and enforcement continue to be items of interest in this goal.

Goal 9

It was suggested that a different example of consolidation be used, perhaps the Highway and Public Works Departments.

Section 9.3 needs grant writing and economic development.

Section 9.4 needs to mention the Community Center,

Section 9.6 needs mention of the County's workforce housing plan that will be available to municipalities for implementation.

Section 9.7 needs mention of working with NYSDOT and FRA.

Goal 8

Section 8.2 needs to elaborate on grading program. The Village has a five part checklist for applications.

Section 8.4 need to add training. The Code Enforcement fees should cover the costs of applications and inspection as well as enforcement through the legal system.

Goal 7

Section 7.1 needs build-out analysis and cost of service analysis.

Section 7.2 should include partnering with the school district.

Goal 6

Section 6.1 needs to mention that predictability is better for both municipalities and developers. It should also mention the Empire Zone is legislated by the state and designated in Catskill.

Section 6.2 should better describe shovel ready and the work involved therein at the county, town and village level.

Section 6.3 should mention the industrially zoned areas as outlined in the County Development Plan.

Section 6.6 should emphasize the need for more widely accessible high speed internet and wireless capabilities.

Section 6.9 needs to better define brownfield sites, describe available state aid and add in a section about reviewing defunct industrial sites to encourage their reuse, recycling or adapting to other uses.

Need a recommendation to partner with the county on a Thruway interchange study for accessibility to the Empire Zone and existing commercial areas.

Goal 5

Move Section 6.7 to this goal. The plan should mention continuing to follow the LWRP, its overlay districts and waterfront access plan. Mention should be made about easements or other plans for who's responsible for maintenance, liability and address nuisance issues.

Section 5.2 should include a parking space study.

Section 5.3 should emphasize that signs provide a good impression upon entering a community and that billboards should be discouraged.

Section 5.5 should be revised to include all roads in Catskill should adopt the Cornell Local Roads Program to reduce money spent on maintenance. Also the Village should shift its focus to pedestrian-friendly streets and traffic calming.

Mr. Federman suggested that the an alternative energy source study for utilities should be conducted.

Goal 4

Section 4.2 should allow farm stands.

Section 4.3 should include Agricultural Zone district.

Section 4.7 change to Greenville.

Goal 3

Section 3.6 should include revitalization plans for the hamlets.

Goal 2

Section 2.2 should include a downtown revitalization plan, a sidewalk plan and a streetscape plan. The various committees should coordinate their efforts.

Section 2.4 should mention standards for construction and maintenance of sidewalks as well as address access and right of way issues .

Goal 1

Goal should mention adopting new model DEC regulations for floodplain maps and training for Code Enforcement to administer the FIRM program. On pg. 24, add in the Swinging Bridge.

Towers for communication purposes should be studied and collocation encouraged. Wind towers must have extensive studies of their environmental impacts but the town encourages the use of alternative energy resources.

Mr. Hart noted that the Village does not have codified regulations and the Village to adopt a code book. The village should revise its zoning code with Priority of Use tables. The village also needs architectural standards along the Rt 9W corridor, this can include lighting standards (Dark Skies program).

Mr. Homsy reviewed the plan recommendation maps for the town and villages and implementation tables.

The Committee will present the draft plan to the Town and Village Boards at a meeting tentatively scheduled for January 9, 2007.

The next meeting will be December 12, 2006.

This work session was closed at 11:35 PM

Catskill Comprehensive Plan Committee
Meeting 7
September 12, 2006 6:30pm – 8:30pm

Roll Call

Members Present:

Dan Howard, PE
Jack Rivituso
Warren Sheridan
Peter Markou
Christing Jones
Michelle Pulver
Stephen Dunn
Frank Detrick

Also present:

George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates

Absent:

Larry Federman
Barbara Margolius
Harry Sacco
Warren Hart
Peter Gustas
Brandy Segura
Mitchell Smith
George Lackie
Allen Uhler

Dan Howard called the meeting to order at 6:35pm and noted that the committee was short of the quorum.

George Homsy reviewed the agenda- will launch into the plan, going person by person. Written comments will be collected after verbal comments.

Committee member showed up and Howard noted that a quorum was present.

Mr. Howard asked the committee to review the minutes from the previous two meetings. Motion passed and the minutes were adopted.

Homsy asked committee members to describe what they liked and what they wanted changed in the plan.

Stephen Dunn indicated that land use regulations could be beefed up a little. Should be talking about putting utilities underground, especially in subdivisions. Would like to see billboards removed from Town. Howard noted that these were a source of income for some land owners.

Dunn recommended that the tree ordinances be dropped and that the flood plain section is too detailed, perhaps.

Michelle Pulver was pleased to see enforcement mentioned. It is important to address junkyards. Also pleased to see preservation of agriculture. Likes the idea of voluntary easements and conservation subdivisions.

Another committee member was worried about historic preservation ordinance. Need to recommend that a full-time code enforcement officer be hired. Need to maintain sidewalks downtown village- some areas have no sidewalks.

Another committee member would like to see wayfinding /traffic signage that looks really nice.

Howard noted that Saratoga Associates has missed the survey results and would like to see them incorporated into the recommendations. Subdivision rules should limit clearing of trees when building a home. Howard would also like to implement stormwater regulations and see CSX bridge painted. The plan should include pictures of gateways in Leeds and Palenville. Also, he asked a recommendation be added that the Town needs to convince CSX to stop trash train elsewhere. Discussion about the trash train ensued.

Some mentioned that they would like to see street trash service conducted in the early morning or late PM hours. The plan should also emphasize advanced agricultural products, such as the Farm, which provides eggs for research.

Concerned that government signage (municipal, state, agency signs) is excessive in some spots throughout the Town. Would like to see minimalist signage on roads.

Howard would like to see the regulation/negotiation paragraphs reversed for the junkyard recommendation. He also echoed the feeling that he would like to see clear enforcement clauses in the comprehensive plan.

There was concern that not enough attention was given to maintaining the current stock of historic housing. Howard relayed Larry Federman's (absent) comment that he would like to see a recommendation that developers use habitat assessment guidelines in the site plan review process. Please add more detail on the rail bridges over 9W. Howard also commented that he would like to see consistent enforcement in the historic district and the waterfront district.

Item-by-item Review

Utilities

New utilities should be placed underground. Consider prioritizing viewsheds or where DOT is doing reconstruction. In addition to aesthetics, there are liability concerns about above ground utilities and storm damage.

Transit

Mass transit- Already a little shuttle bus; will we get a trolley bus?

Signs

Some concern about the clutter from public (official) and commercial signage. "Village laws are OK." Don't want too much chaos, don't want too much uniformity- but does not want to see more strict. Small businesses will need to stand out.

Town sign law needs review and improvement. A better distinction is needed in town law for what is an on- and off-premises sign. Ensure that recommendations in the comp plan have an enforcement clause. Billboards in the Town- do we know the assessment rate? Concern that billboards are blocking mountain views and should be taken down after a 3 or 5 year amortization period. Just be sure that off premises signs are still allowed.

Trees

Don't want to see subdivisions clear-cut. Should talk with Mike Greason again. Recommend that permits be required for harvests over a certain acreage.

Flood plain

Take out chart, simplify.

Farm

Would like to see a Town right-to-farm law.

Recreation

See youth activities strengthened. See that hunting is recognized as a valued outdoor activity. Insert language about maintaining marshes and mountain hunting areas.

Workforce housing

Recommend workforce housing set asides for subdivisions over a certain acreage/number of units.

Meeting adjourned at 9:15pm.

Catskill Joint Comprehensive Plan Committee
Meeting Minutes
May 9, 2006
Main Floor – Town Hall
439 Main St., Village of Catskill

Roll Call

Members Present:

Peter Markou
Michele Pulver
Stephen Dunn
Frank Dedrick
Warren Sheridan
Larry Federman
Dan Howard, PE
Harry Sacco

Absent:

Allen Uhler
Barbara Margolius
Jack Rivituso
Warren Hart
Peter Gustas
Brandy Segura
Mitchell Smith
George Lackie
Christine Jones

Also Present:

Kate Farrell, CSD Supt.
Rachel
Christine J.
Richard L.
George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates

Mr. Howard opened at the meeting at 6:35pm and noted that a quorum was present.

The committee reviewed the minutes from the March Committee meeting. Motion by Frank Dedrick to approve the minutes, seconded by Harry Sacco, voted and carried.

The committee reviewed the minutes from the April Committee meeting. Motion by Peter Markou to approve the minutes, seconded by Steve Dunn, voted and carried.

Mr. Homsy reviewed the agenda. Mr. Howard gave a survey update- survey results will be compiled by Mary. Dan noted that the Palenville Post Office has run out of surveys three times.

Mr. Mikulencak summarized the meeting notes from Palenville and Smiths Landing. Meeting summaries and complete transcripts will be in the final document.

Mr. Homsy read aloud the vision statement and asked for feedback. Discussion. Vision Statement was revised and approved on a motion by Steve Dunn, seconded by Larry Federman, voted and carried. Saratoga Associates to provide text of revised vision statement with materials in advance of the next meeting.

Mr. Homsy read the goals and asked for feedback. 'Consistent enforcement' changed to 'effective enforcement.' Historic preservation is moved to its own goal statement. Committee agrees that 'workforce housing' should be used consistently throughout the document.

Mr. Homsy handed out the planning concepts sheet. Members wanted to consolidate some recommendations under a general recommendation that conservation committee be formed to explore how best to preserve rural character. Dutchess County has been doing successful initiatives with respect to this issue.

Mr. Federman proposed a town wide habitat mapping program where the Town conducts a coarse scale mapping program to determine areas containing lands of conservation interest. Developers would conduct finer scale assessments to see how each project would fit into the general protection of rural character.

Mr. Howard suggested that the proposed Town subdivision regulations be forwarded to the joint comprehensive planning committee to assess what direction its going in and to provide any comments/suggestions. Steve Dunn advised that Ghent, NY has their subdivision regulations online and should be reviewed as a model – he will obtain an electronic copy and forward.

Mr. Homsy presented the parcel size analysis. Mr. Howard recommended that school capacity not be exceeded by development or buildout. Questions was raised about how this idea of concurrency works in New York State. Discussion on current capacity of school system and anticipated future plans for school capacity. Kate Farrell provided input. Mr. Homsy said he would explore the concurrency issue.

Member of the public spoke about a desire to eventually see restored the 1899 bike trail from Palenville to Catskill. Concern was expressed about restricting the permitting of adult businesses. Mr. Howard advised that the Town already has an Adult Use law that restricts these businesses to industrially zoned areas in the Town.

Motion by Frank Dedrick to adjourn the meeting, seconded by Harry Sacco, voted and carried. Meeting adjourned at 8:35pm.

Catskill Comprehensive Plan Committee
April 11, 2006 6:30pm – 8:00 pm
Main Floor – Town Hall
439 Main St., Catskill

Notes from Discussions

Due to a lack of quorum of Village committee members, no motions were made. The following are notes from the discussions held at the regular meeting time.

Roll call:

Members Present:

Larry Federman
Dan Howard, PE
Allen Uhler
Barbara Margolius
Jack Rivituso
Harry Sacco
Warren Sheridan
Warren Hart, AICP

Absent:

Peter Gustas
Brandy Segura
Mitchell Smith
Frank Dedrick
George Lackie
Peter Markou
Christine Jones
Michele Pulver
Stephen Dunn

Also present:

Mary T. Howard, AICP, recorder
George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates
Ron Dombrowski

Mr. Howard opened the discussions, noting that no official meeting was possible without a quorum of Village committee members. No motions allowed.

Mr. Homsy from Saratoga Associates reviewed the evening's agenda. Mr. Howard noted that the surveys are in from the printers. The Daily Mail will insert surveys into the Wednesday or Thursday edition of the newspaper. Many surveys have been picked up at the Palenville Post Office. Mrs. Howard will check with Jody Palmer regarding getting preliminary data to Saratoga Associates.

Mr. Homsy reviewed the hamlet meetings to date. The first three were very successful (see attached).

Mr. Hart asked that subdivision regulations be part of the recommendations of the plan. Mr. Rivituso is concerned about large lot zoning eating up property at a fast rate. Mr. Howard noted that these activities should be based upon the infrastructure load capacity.

Mr. Homsy requested that committee members communicate their plan activities with the Town and Village Boards. Mr. Howard said that all Board members are receiving copies of the committee meeting minutes. Mr. Hart asked if a draft was available on the web yet. Mr. Howard said the draft will be on the web after it is presented to the municipal boards. Mr. Howard updates the Town Board at its regular monthly meetings and requested Ms. Pulver to do the same. Mr. Homsy noted that there will be one report on all five hamlet meetings in the draft plan.

Mr. Homsy then moved on to drafting a preliminary vision statement for the plan and presented samples from other municipalities.

Mr. Federman asked that the plan include a recommendation for the creation of a Conservation Advisory Committee to help preserve open space and environmentally sensitive areas. Mr. Federman also asked that mention of an additional Thruway exit be made in the plan. Mrs. Howard noted that there should be mention of widening Rt 9W in Cementon so that the single lane sections can be eliminated.

Discussion on youth activities and recreation. Mr. Howard delegated information gathering on this topic to Mr. Hart.

Mrs. Howard will pick up the projector and tape from Greene County Planning and Economic Development for the next hamlet meeting.

Mr. Homsy and Mr. Mikulencak reviewed the latest draft of the plan's inventory.

Mr. Homsy requested the phone numbers for the town and county historians.

Mr. Howard invited public comments.

Mr. Dombrowski noted that the vision statement should include having kids live and work in the area with affordable homes. He is concerned about discussion of the Village's dissolution. He moved here for the history, the views, water, and walkable parks. Traffic is a concern as is infill in the hamlets. The zoning code is out of date, the town and village have different goals. There should be a balance for the economic and generational gaps. This area is a crossroads for routes to major cities. The children in the Catskill schools have an oppressive, urban style atmosphere. He was also concerned about the tabulation methods for the survey. He will attend the Palenville meeting.

Mrs. Howard will be unable to attend the May meeting. Saratoga Associates will take minutes.

Catskill Comprehensive Plan Committee
March 14, 2006 6:30pm – 8:00 pm
Main Floor – Town Hall
439 Main St., Catskill

The meeting was called to order by at 6:30 PM by Co-Chair Dan Howard. The Pledge of allegiance was said followed by a moment of silence.

Roll call:

Members Present:

Frank Dedrick
Larry Federman
Dan Howard, PE
Christine Jones
Barbara Margolius
Michele Pulver
Jack Rivituso
Harry Sacco
Warren Sheridan
Stephen Dunn

George Lackie
Peter Markou
Allen Uhler

Also present:

Mary T. Howard, AICP, recorder
George Homsy, Saratoga Associates
Steven Mikulencak, Saratoga Associates
Kate Farrell, Superintendent, Catskill
Central School
Lew O'Connor, Town Board
Tracy Ewing, Village Resident
Ariel Zangra, Daily Freeman
Mark Castiglione, Hudson River Valley
Greenway

Absent:

Peter Gustas
Brandy Segura
Warren Hart, AICP
Mitchell Smith

Mr. Howard introduced Mr. Castiglione from the Hudson River Valley Greenway.

The minutes from the 2/14/06 meeting were reviewed. On a motion by Mr. Dunn, seconded by Mr. Dedrick, the minutes were accepted with all in favor.

Mr. Homsy from Saratoga Associates reviewed the evening's agenda. The first item was a wrap-up of the survey draft (see attached). Mr. Federman suggested that the survey letter be written in 14 point type. Others suggested that a contact person be designated and that the return date be emphasized. Mr. Howard volunteered to be the contact person. The draft survey itself was reviewed, minor changes made and the draft was finalized. Mr. Howard will try to have copies available for the first hamlet meeting in Leeds.

Mr. Homsy then moved to the Draft Inventory Review (see attached). This is the initial gathering of data regarding the two municipalities. Mr. Homsy displayed draft maps of zoning and land uses in the town. By the next meeting most of the Inventory should be complete. If anyone has any comments, please get them to Mr. Howard and he will

collect and forward them to Mr. Homsy. Specifically, Mr. Homsy is interested in an inventory of special and historic places around the town and village.

Next on the agenda was a discussion of the Hamlet Meetings. Mr. Homsy said each will have three parts. First, there will be a short (15-20 minutes) presentation about “what is a comprehensive plan?” Next, the attendees will be split into four groups that will go through two separate exercises. The first exercise will entail making a list of issues and concerns of the residents and then envisioning how they want to see the community grow and what they expect will happen based upon their concerns. The second exercise will consist of marking on an aerial map the various places they are concerned about and what they envision happening there.

Publicity is very important for these meetings. Mr. Homsy and Mr. Howard encouraged everyone to get as many people as possible to attend with as great a diversity as possible. There will be flyers in the Daily Mail newspaper and articles. Someone suggested contacting the local radio station. Members of the various fire departments will try to post meeting dates on the department signs. Mr. Howard will make up a poster for distribution in as many retail locations as possible. The poster will list all of the meeting dates. Mr. Howard will email Linda Overbaugh at the Heart of Catskill Association and contact Dick May for the SeeingGreene blog. He will also get the notice on the municipal websites. Mr. Dunn will contact the Rotary and the Elks. The Elks may place the information in their newsletter.

Committee members expressed an interest in showing the Community of Choices video at the hamlet meetings. Mrs. Howard will find a short (5-8) minute segment that can be shown at the meetings’ start. Mr. Federmann suggested that the video be shown at the Palenville Library.

Distribution of the surveys was discussed. It will be placed in the Daily Mail as an insert. Ms. Farrell had mentioned previously that it could be sent home with the Catskill school children. Mr. Howard will verify with her. Mr. Dunn will contact the Catskill Postmaster to ask if the PO could be used as a distribution point. Mr. Sacco will contact the Leeds Postmaster. Mr. Federmann will contact the Palenville Postmaster.

Mr. Howard invited the public to make any comments. An unidentified man asked why the survey wasn’t going to be mailed out. The answer is that it is cost prohibitive and may not result in contacting all the residents of the Town and Village. Mr. O’Connor suggested that the surveys be available at the Hamlet Meetings and have the surveys returned before the end of the meeting.

Mr. Rivituso made a motion to adjourn, seconded by Mr. Sacco, with all in favor. The meeting was adjourned at 8:00 pm.