

Village of Margaretville Comprehensive Land Use and Action Plan

Village of Margaretville Comprehensive Plan Committee

Village of Margaretville Existing Conditions and Trends Working Paper

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Produced during 2007 and 2008 as a working paper in conjunction with the Village of Margaretville Comprehensive Plan Committee for the preparation of the Comprehensive Plan.

Existing Conditions and Trends Analysis

*Please note: These are notes on existing conditions and trends with citations to the references used to construct the Village of Margaretville Comprehensive Land Use and Action Plan, and are not provided in narrative format. The Existing Conditions and Trends Working Paper was used by the Village of Margaretville Comprehensive Plan Committee to conduct needs assessment and evaluations of existing conditions and trends in Margaretville and its vicinity. The assessment and evaluation, in turn lead to the development of vision statements presented a ratified by the public during two community events. The Comprehensive Plan Committee used **the process of collection, assessment, evaluation and analysis** of existing conditions and trends, as well as the public meetings, to prepare, discuss and finalize the profile, vision statements and recommendations presented in the plan document. This working paper simply presents data and does not reflect the transactional and relational process conducted by the Committee resulting in the creation of work products.*

Economic Sectors: Commercial Revitalization Existing Conditions:

The January, 2007 Public Forum hosted by the Village of Margaretville Comprehensive Plan Committee was attended by 41 people who agreed that developing and keeping businesses and flooding were two top priorities for the community.³⁵

The October 30, 2007 Visioning Session hosted by the Chamber of Commerce and the Village of Margaretville Comprehensive Plan Committee included a visioning charrette. Additional retail ventures, such as a grocery store, moderate priced restaurants and family motels were suggested. During the same session, comments were made about the need to have fewer billboards on Routes 30 and 28, the need to have a holiday run for the railroad, more events and open houses throughout the year, especially during off peak seasons.

Non-retail use of Main Street square footage has come up as an issue in two documents: The Catskill Corridor Study³² and the Community Forum^{35 & 36}. This may be important to flag once commercial occupancy in central business district reaches or nears capacity.

Margaretville serves as a regional retail shopping hub for a diversifying commercial market within a 20 mile radius.³⁶

In 1991, The Catskill Corridor Study conducted a comprehensive research study on the businesses in Margaretville, Arkville and the connecting strip of Route 28. The findings touch on many aspects of this Comprehensive Plan and have been incorporated by reference in multiple sections.³²

According to the October 12, 2006 Comprehensive Plan Committee Meeting Minutes, the following issues should be addressed in the Comprehensive Plan:

- Communication, traffic control, parking, utilizing our 3 water courses, business community revival, signage, directions, eating establishments, retaining remaining businesses.

- Developing and keeping businesses was the number one priority at the January, 2007 Forum held by the Comprehensive Plan Committee.³⁵
- Traffic Congestion, Employees Parking on Main Street, Only 159 Parking Places, Concern about Sprawl being promoted in the Town by congestion in the Village.
- Vacancy rate swings in CBD: The Commons.
- General condition of buildings and the presence of absentee property ownership may contribute to commercial district difficulties.
- Existing Businesses not uniformly interested in growing and developing.
- Marketing and promotion dollars are going elsewhere. Collaborative tourism marketing is not benefiting Margaretville.

In 1991, the Catskill Corridor Study was completed, and included a plan for improving the business conditions on Main Street. However, no follow up was done to this study.⁶

One of Main Street's greatest assets is its small town ambience and rural character, as well as its lack of strip malls, according to the 2001 VOM R&RUP.⁸ The majority of the buildings on Main Street is also in relatively good condition and has retained a good portion of the original architectural details.⁸

The Greater Margaretville Chamber of Commerce is an active organization working with other groups and individuals to promote and develop the region's economy.

There is a well-established farmers' market, but it is not located in the village.
The municipal parking lot is an important asset of the downtown. ³⁶

Rental Units are cost prohibitive for encouraging start ups or support sales levels. Absentee Landlords set rents. ³⁶
and ³⁷

Within a 20 mile radius of the central business district, excluding Sullivan County, there are approximately 15,000 permanent full time and seasonal residents (MA-RK)

Note from David France: This is not the number we have for the Galli Curci Market Feasibility Study. We carefully parsed the census numbers as follows:

Raw Census Data 20-Mi Radius:	33,885
Modified Census Data: Within 20-Mi Radius But No Further Than 24-Mi Drive To M'ville:	22,350
Weekend, Seasonal, Part-time (Conservative – Took 30% Of Households, 2 Residents Ea.)	13,003
Total Fulltime And Seasonal:	35,353

In addition, note that the Discovery Center uses a much larger figure, on p 118, discussing a 25-mile radius: 58,500. We do not understand where that number comes from.

Also, On Page 104 Below, M-Ark's Figures Are Cited To Say That 50% Of All Homes Are Second-Home (Therefore The Number Not Recognized By Census Data May Be Large).

In 1991, The Catskill Corridor Study indicated that almost 88% of the business owners considered themselves to be local residents. However, issues of communication were a major weakness amongst the business community, government and organizations at the time of the study. This was also reflected in the Village of Margaretville Revitalization and Recreational Use Plan. ^{32 and 8}

Purchase of the A&P by the new owners will have positive impacts on downtown. ³⁷

The 1991 Catskill Corridor Study indicated an overall trend of decline in sales amongst business owners participating in the study. ³²

Economic Sectors: Innovative and Creative Economy Existing Conditions:

Cultural and Innovative Economy exists, but is neither well documented nor understood. The influx of second home and weekend residents from the New York City metropolitan area.

Capital for investment is needed, both for new ventures and to support various economic projects. ³⁶

The Open Eye Theatre Arts Assessment Project conducted a very comprehensive inventory of arts and cultural organizations in the Middletown region. ²¹

Economic Sectors: Job Generation Existing Conditions:

From the M-ARK Community Survey ⁶⁶ for the Margaretville Zip Code:

<u>Does everyone in your household who wants to work have a job?</u>	<u>Yes:164</u>	<u>No:26</u>		
<u>Are these jobs satisfying?</u>	<u>Yes:154</u>	<u>No:20</u>		
<u>Do you commute by car to work?</u>	<u>Yes:128</u>	<u>No:45</u>		
<u>Have members of your household moved away from the area?</u>	<u>Yes:52</u>	<u>No: 122</u>		
<u>How many members of the household are retired?</u>	<u>Zero: 131</u>	<u>One:50</u>	<u>Two:46</u>	
<u>The highest level of education you have achieved</u>	<u>HS:22</u>	<u>2-Yr College:16</u>	<u>4-Yr College: 17</u>	<u>Advanced or Terminal Degree: 16</u>
<u>Is good quality child care a problem or issue for</u>	<u>Yes:4</u>	<u>No:33</u>		

<u>your household?</u>				
<u>Do you ever take adult or continuing education courses of any kind?</u>	<u>Yes:28</u>	<u>No: 34</u>		
<u>Are members of your household cover by a health insurance policy of some kind?</u>	<u>Yes: 61</u>	<u>No:2</u>		
<u>Who pays for this insurance?</u>	<u>Employer:19</u>	<u>Self:16</u>	<u>Both:24</u>	<u>Other:3</u>

Proximity to adjacent employment areas is an asset. ³⁶

Wage rates are low. This can be an asset to attract business, but a challenge for sustaining a household's quality of life. ³⁶

The largest employers in the Margaretville area are the hospital, the school system, and the Belleayre Mountain Ski Center. These reflect Delaware County as a whole where government employment is the largest employment sector. ⁶

The migration of youth after high school. College graduates have no jobs to come back to. Gas prices make commuting to Oneonta and Kingston a hardship.

Rural areas have difficulty keeping and recruiting medical professionals. Lack of social amenities is a deterrent. Turn over is high (2-3years).

Trends in Employment/Workforce? Check w/ Delaware County and NYS Department of Labor, Division of Research and Statistics also trades

Commuting patterns indicate that one third of the market area workers have jobs outside the county and that one third spends more than 30 minutes commuting to work. ⁹

Housing Existing Conditions:

From the M-ARK Community Survey ⁶⁶ for the Margaretville Zip Code:

<u>Do you own or rent your local home?</u>	<u>Own: 203</u>	<u>Rent: 21</u>		
<u>Do you own or rent a non-local home?</u>	<u>Own: 56</u>	<u>Rent: 11</u>		
<u>Is this your primary residence?</u>	<u>Yes:191</u>	<u>No: 21</u>		
<u>If you rent now, do you hope to buy a home here at some point?</u>	<u>Yes: 7</u>	<u>No: 48</u>		
<u>Whether you rent or own, how would you describe the property where you live?</u>	<u>Excellent:101</u>	<u>Good:96</u>	<u>Fair:23</u>	<u>Poor:4</u>
<u>Do you live in a mobile home?</u>	<u>Yes: 15*</u>	<u>No: 203</u>		
<u>Does your home need repairs you just can't afford?</u>	<u>Yes:60</u>	<u>No:154</u>		
<u>If there were apartments, condominiums or town houses in Margaretville for middle income people, would you consider living in them at any time during the next 3-10 years?</u>	<u>Yes:58</u>	<u>No:161</u>		

*How consistent is this with the actual inventory of mobile homes in the village?

Margaretville Area Demographics

	Village of Margaretville		Margaretville 12455 ZIP code		Town of Middletown		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Housing Characteristics								
Single-family owner-occupied homes	138		469		878		55,212,108	
Median value (dollars)	89,100	(X)	89,800	(X)	83,600	(X)	119,600	(X)
Median of selected	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

monthly owner costs								
With a mortgage								
(dollars)	880	(X)	876	(X)	883	(X)	1,088	(X)
Not mortgaged								
(dollars)	318	(X)	318	(X)	336	(X)	295	(X)

Source: U.S. Census Bureau, Summary File 1 Assembled by Community Consulting Services 11/17/06

Steeply escalating land prices may displace low and moderate income households.

The Waverly Research Group reports that "market conditions in rental housing in the Margaretville area reflect a large rural housing market geographically, but very small in terms of apartment supply. Additionally there are few conversions and flats above commercial buildings, as well as single-family detached rentals, mobile homes and vacation homes for rent.....supply are almost non-existent."⁹

A 1999 M-ARK housing conditions survey in the Town of Middletown indicated that 40% of the housing units inspected revealed substandard conditions.

Census Housing Information:

Housing Occupancy Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
Total Housing Units	350	100 %
Occupied Housing Units	278	79.4 %

Vacant Housing Units	72	20.6 %
For seasonal, recreational or occasional use	30	8.6 %

Housing Tenure Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
Occupied Housing Units	278	100 %
Owner Occupied Housing Units	172	61.9 %
Renter Occupied Housing Units	106	38.1 %
Average Household size of Owner Occupied Units	2.16	n/a
Average Household size of Renter Occupied Units	1.71	n/a

Units in Structure Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
Total Housing Units	340	100 %
1-unit, detached	224	65.9 %
1-unit, attached	2	0.6 %

2 units	24	7.1 %
3 or 4 units	47	13.8 %
5 to 9 units	34	10.0 %
10 to 19 units	0	0.0
20 or more units	0	0.0
Mobile Home	7	2.1 %
Boat, RV, van, etc.	2	0.6 %

Year Structure Built Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
1999 to March 2000	0	0.0
1995 to 1998	0	0.0
1990 to 1994	4	1.2 %
1980 to 1989	15	4.4 %
1970 to 1979	22	6.5 %
1960 to 1969	30	8.8 %
1940 to 1959	66	19.4 %
1939 or earlier	203	59.7 %

Value of Specified Owner Occupied Units Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
Number of Owner Occupied Units	138	100
Less than \$50,000	4	2.9 %
\$50,000 to \$99,999	92	66.7 %

\$100,000 to \$149,000	29	21.0 %
\$150,000 to \$199,999	11	8.4 %
\$200,000 to \$299,999	2	1.4 %
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median value (in dollars)	\$89,100	n/a

Mortgage and Selected Monthly Costs Census Tables

Source: US Census 2000

<http://www.census.org/us>

	Number	Percent
Owner Occupied Units with a Mortgage	78	56.5 %
Less than \$300	0	0.0
\$300 to \$499	3	2.2 %
\$500 to \$699	16	11.6 %
\$700 to \$999	30	21.7 %
\$1,000 to \$1,499	27	19.6 %
\$1,500 to \$1,999	2	1.4 %
\$2,000 or more	0	0.0
Median Mortgage (in dollars)	\$880	n/a
Not Mortgaged	60	43.5 %

Gross Rent as a Percentage of Household Income in 1999 Census Tables

Source: US Census 2000
<http://www.census.org/us>

	Number	Percent
Less than 15%	10	10.1 %
15 to 19%	12	12.1 %
20 to 24%	18	18.2 %
25 to 29%	6	6.1 %
30 to 34%	5	5.1 %
35% or more	39	39.4 %
Not computed	9	9.1 %

According to the M-ARK Project, the region has seen "a dramatic increase in the second home population since 9/11 and a corresponding displacement of the low income residents of the area. We have been barraged with requests for housing assistance and the only vacant apartments available are those intentionally priced very high and rented mostly seasonally to vacationers. The attached documents show that every reasonably priced apartment in the region is rented and that in addition to having no vacancies, we have long waiting lists. Nearly 50% of housing units are owned as second homes for seasonal or recreational use in contrast to 3% of the total housing units in New York State. The need to preserve currently available rental units for this population has been identified as critical in all recent local studies. "9

According to the Waverly Research Group Market Study, "47% of the renters in Margaretville pay more than 30% of their income for housing (rent overburden), which is up from only 32% in 1990 and indicates that the affordability problem is getting worse. This includes 55% of the elderly renters (2000 ratios). Most of the problem is concentrated in the lowest income groups, but nearly 68% of renters with incomes between \$10,000 and \$20,000 paid more than 30% of their income for rent in 2000."9

M-ARK's Market Study for the Golden Seal Building in Roxbury states, "...landlords in the area who own comparable buildings are actually starting to vacate them, and take them off the market completely. Empty apartments are now being used as storage facilities and/or rehabilitated to higher standards so they can be rented to high net worth individuals on either month to month or seasonal plans. "9

According to the 2000 Census, the median value of a home in the M-ARK service area was \$82,000 as compared to \$81,466 in 1990. Based upon recent real estate transactions, the average sale price of a home in the tri-town area in 2003 was \$150,000. The popularity of the area as a second home destination has driven up the cost of housing, making it difficult for low and moderate income families, especially young families and first time homebuyers to purchase in the Margaretville area.⁹

M-ARK conducted a Market Study for the Golden Seal Building in Roxbury. The survey was undertaken of private sector, market rate rentals during January and early February, 2006 and 2007. According to this survey, 26 apartments were available at market rents. Only nine were at rents that HUD or area housing agencies would consider "affordable" to the low and moderate income households looking to rent them. These same agencies had 56 households on waiting lists seeking apartments. Therefore in theory, 56 households would be competing for nine units in the region. ⁹

Cultural/ Historic Resources Existing Conditions:

Some historic structures needs repair or restoration.³⁵

The Town of Middletown has an active historical society. While the Historical Society is a very new organization, there is confidence that it will play an active part in the cultural development of the Village and the Town.⁶ The Historical Society has completed a walking tour brochure of the Village which is due to come out in the spring of 2007.²³ A small group of people within the Historical Society are also working on documenting local cemeteries.⁷

Margaretville has been making incremental progress at practicing arts based community development.¹⁷ This has manifested itself through the development of arts and history institutions in the Village.

The Catskill Watershed Corporation is purchasing historic properties and turn-keying them in an effort to recycle them after restoration.

A preliminary inventory of historic properties in Margaretville has been completed and several individual nominations to the National Register have been made.

Recreation Existing Conditions:

The Village of Margaretville borders the Catskill State Park, a 750,000 acre state park, which offers numerous opportunities for local residents to enjoy the outdoor experience through hiking trails and water-based recreation.¹ Catskill Forest Preserve offers many opportunities for outdoor recreation including mountain biking, ATV use, snowmobiling, fishing and hunting.

During the October 30, 2007 Visioning Session, a comment was made that public fishing should be promoted.

Village Recreational amenities include the park and ball field, basketball court and skate park.

The three rivers provide numerous recreational assets for Margaretville, including active and passive recreational opportunities. Fishing access, canoe, kayak, rafting and tubing opportunities abound. The Binnekill has little flow of water for a proportion of the year.

Hiking/Recreational Trails – Dry Brook Ridge Trail: Parking for this trail is indicated by a sign located on Bridge Street.⁸

Belleayre Mountain Ski Center: Owned and operated by New York State, the Belleayre Ski Center, nestled in the Catskill Mountains off of Route 28, offers year-round recreational opportunities for residents, weekenders and visitors. Winter offers the opportunity for skiing on some 47 trails, but summer recreational opportunities include swimming, boating, hiking, mountain biking, fishing, camping, concerts, chairlift rides, and an interactive nature center geared for families.¹¹ These types of four-season recreational opportunities and adaptability in the face of climate change will become more important as recent winters have been milder and shorter, with less snowfall. The Belleayre Mountain Ski Center is one of the region's largest employers.

The Village of Margaretville Pavilion provides supportive functions for the recreational activities at the Margaretville Park.

Surrounding Margaretville in neighboring communities is a diversity of indoor and outdoor recreational amenities.

Some of the recommendations included in the Village of Margaretville Revitalization and Recreational Use Plan (8) related to recreation have been completed. For Example, Landscape Concept Plan #1, calls for re-development of the access points to the Village Park and Ball field and improved landscaping. The Village has completed this activity.

Natural Resources Existing Conditions:

Public open space is disjointed, unconnected and in various states of condition.

The East Branch of the Delaware River, an important water source of the New York City Water Supply and a tributary of the Delaware River, runs southwest through the Village of Margaretville and empties into the Pepacton Reservoir. Two creeks, Bull Run Creek and Binnekill Creek, flow south and west respectively to the confluence of the Delaware near Bridge Street.

The Soil and Water Conservation District in conjunction with the Delaware County Planning Department began an effort in 2007 to create a regional stewardship plan for the East Branch of the Delaware River. While still in the very preliminary stages, the goals of this project are to increase awareness of issues surrounding the East Branch Delaware River watershed and to create a public stewardship plan to ensure the care of the watershed.⁵

Because of its location in the Delaware River corridor and the topography of the surrounding mountains, flooding from the Delaware River is a significant issue for the residents of Margaretville, particularly the residents and business owners of Main Street. A 1996 flood destroyed much of Main Street, but a concentrated effort by the Village has resulted in the rebuilding and restoration of many of these buildings.

Flooding in Margaretville is a dangerous and recurring concern voiced as the second highest concern at the January, 2007 community forum held in Margaretville.³⁵ At least three catastrophic floods have occurred in the past 100 years⁸. A substantial stream bank stabilization project restored the streambed and banks of the Bull Run Creek in 2001/2002. The purchase of 22 properties in the village was completed in 2000. Has flooding been alleviated to any degree? Has the undersized culvert on Main Street been replaced where Bull Run Creek would cause flooding?

An effort is underway to create a local watershed group. The group will work with the Village Board to coordinate and steward the river resources. As plans develop that affect the river, the two interests will work together on watershed issues.

Land Use: Local Development Policy and Growth Existing Conditions:

Different visions for Margaretville; Artists retreat; little commercial hub for the Catskills; nostalgia for history; solitude and retreat.

Central Business District lacks a coherent strategy and solidarity.

The demographics and social structure of Margaretville are changing. Class sizes at MCS have dropped from 50 to 30 and have leveled off at 32-33. (J. Riedl) Population is aging.

Influence of weekenders and second homes is substantial. Weekenders may become retirees, then snowbirds.

There are very few parcels of developable vacant land left in the village. Most development will occur on existing parcels with building footprints. Many parcels are within the floodplain. ³⁶

Land Use: Existing and Future Regulations Existing Conditions:

Lack of sign and design standards are creating inconsistent sign and building treatments. Existing regulations are long, convoluted, punitive, and difficult to implement.

Gentrification trends in other Catskill communities indicate that residential streets evolve into semi-commercial uses by the conversion to professional offices.

A few large lots exist and the Village has not adopted subdivision regulations. As a result, minimum lot sizes are not prescribed by the community. ³⁶

Limited developable land remaining in the Village

Outdoor wood boilers contribute emissions that reduce air quality at the local level and greater numbers of unregulated installations of outdoor wood boilers are occurring in the village and in the region.

Land Use: Quality of Life and Community Character Existing Conditions:

Community may choose the least cost alternative and/or not explore creative alternative designs in favor of "safe" and standard approaches in fear that alternatives may be more expensive or out of reach.

Entranceways to the Village do not showcase the Village, especially the Route 28 entrance.

Public domain stewardship is inconsistent.

The Margaretville Village Park Pavilion, designed by Parsons The New School for Design is an exemplary project demonstrating community collaboration resulting in care and consideration for the built and natural environment. The Pavilion is unprecedented in its scale as a community project.

Public Facilities: Transportation and Circulation Existing Conditions:

From the M-ARK Community Survey ⁶⁶ for the Margaretville Zip Code:

<u>Do members of your household use the trailways bus?</u>	<u>Yes :52</u>	<u>No:160</u>
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<u>Would anyone in your household use a dial-up van service within the local area for a reasonable fee?</u>	<u>Yes:73</u>	<u>No:128</u>
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Route 28 Bridge is in disrepair. There are conflicting reports about NYS DOT's plans regarding bridge replacement. According to a letter to Mayor Stanton, dated 2/15/06 from Thomas W. Miller, Region 9 NYSDOT Planning and Program Management Office, "This Bridge is currently not on our Capital Program."⁵⁹

Walking and biking access between Margaretville and Arkville is dangerous and limited due to shoulder condition and lack of sidewalks along Route 28. According to a letter written to Mayor Stanton from Thomas W. Miller, Region 9 NYSDOT Planning and Program Management Office dated 2/15/06, DOT is planning on installing some sidewalks in the area between Margaretville and Arkville, "only on the north side of NYS Route 28 between County Route 38 and the County Store project" and subject to consultation with the State Historic Preservation Office. The letter also mentions sidewalks being proposed on Route 28 between Pakatakan Road and the Village Line to be coordinated with the connection of the Margaretville and Arkville water districts.⁵⁹

According to the Comprehensive Long Range Transportation Plan for the NYSDOT Region 9, dated April 2003, DOT will treat Route 28 in Margaretville "similar to the Adirondack Park" and promote bicycle use, trail heads and scenic parking. Therefore, road widths will be larger to accommodate recreational use and designation as a bike route.¹⁴

Village owned roads and bridges are generally in good repair. The Orchard Street Bridge has been replaced. The Walnut and Swart Street Bridges have recently been repaired after damage from floods. However Swart Street Bridge will need replacement. The Binnekil Walking Bridge is aging.²⁷

The DOT Plan also indicates that Route 30 south of Middleburg has been identified for potential designation in the Rural Historic Corridor. It is not being considered for any major reconstructions or realignments, but DOT suggests

that widening shoulders to bike route standards (4') may be desirable. The report also mentions that Route 30 would be governed by the same standards as Route 28 regarding the Catskill Park. ¹⁴

Sidewalks "are a problem area mostly on the side and back streets, but, Main Street is not without bad spots." The Village policy of cost-sharing sidewalk replacement is not actively used by most property owners. ²⁷

Enforcement of speed limits, other parking and moving vehicle and traffic safety laws are a concern in the Village. ³⁶ The Village also conveyed to NYSDOT a concern about speed limit changes near the hospital. ⁵⁹

Tractor trailers regularly create traffic accidents as they become entangled in the narrow bridge and turn on Bridge Street. The Village has repeatedly brought this to NYSDOT's attention without resolution of the matter. In letters dated 2/15/06 and 6/13/07, the Village's safety concerns were expressed to DOT and a request was made to create an alternative truck route as well as other forms of intervention to mitigate the problems. DOT responses in both letters did not provide a solution to the problem. ^{59&60}

Public Facilities: Water/Wastewater Existing Conditions:

The wastewater treatment plant that serves Margaretville is owned and operated by the City of New York Department of Environmental Protection (DEP). The treatment system was upgraded in 2000 with the installation of a high grade micro-filtration system and is considered advanced Tertiary Treatment. The collection system is also owned by the City. Approximately half was rehabilitated in the last five years with particular emphasis on reducing and eliminating water infiltration and inflow. The plant has substantial available capacity over current usage, but this is compromised by the chronic infiltration problems.

The DEP reports areas where they have work to do on the waste water treatment system serving the Village. Water infiltration and inflow continues to be an outstanding problem, diluting sewerage and sapping treatment capacity. A study of the problem will wrap up in the summer of 2008, and a report will be issued and analyzed. The remaining collection system still requires rehabilitation. DEP is considering a program to evaluate each service connection to determine the numbers that need repair or replacement in the Village.

The Village recently enacted a sewer use law which authorizes inspection and enforcement by the code enforcement office of proper disposal of sump pump effluent in properties within the community. As a result of this action, New York State Department of Environmental Conservation, the regulating body for the DEP owned system, lifted a Consent Order that was placed a moratorium on building hookups to the system.

There are places in the Village that are not connected to the waste water system. DEP agreed to extend the sewer collection system to hook up these properties. The Village is required to obtain permission from property owners, in the form of easements to complete hookup to the system.⁸⁰

The water distribution system was most recently upgrade in 1995, and resulted in the replacement of 40% of the distribution pipes, installed telemetry and the Ballpark well house. The remaining distribution system and storage reservoir required repair or replacement²⁷

In 2005, the Annual Drinking Water Quality Report showed no violations of the drinking water system in the levels of contaminants detected in the drinking water. While some contaminants were detected, they were below the acceptable level allowed by New York State.⁴

Public Facilities: Utilities Existing Conditions:

Electric Supply and street lighting have been dependable and adequate. Power outages are not uncommon, but last a short period of time. Street lighting provides the Village with secure nighttime lighting. Colonial Style lighting had been installed in the 1970's, but did not provide sufficient security at night to protect Main Street. ²⁷

Margaretville Village and the Chamber of Commerce have officially adopted the Smart Energy Partnership, a program of the New York State Energy Research and Development Authority which focused on conservation and implementation of reducing the carbon footprint the region. ²⁸

Margaretville Natural Energy Program sponsored by the Village and the Chamber. ³⁷

Public Facilities: Communication Existing Conditions:

Margaretville Telephone Company ²⁹

Cell phone coverage

Local Cable Channel and Newspaper Coverage ³⁶

Public Facilities Existing Conditions:

From the M-ARK Community Survey ⁶⁶ for the Margaretville Zip Code:

Regarding Health Care:					
<u>Have you ever been in Margaretville Memorial Hospital?</u>	<u>Yes:43</u>	<u>No:20</u>			
<u>Would you return there?</u>	<u>Yes:38</u>	<u>No:3</u>			
<u>Do you know anyone who is or was a</u>	<u>Yes:35</u>	<u>No:27</u>			

<u>resident at Mountainside Margaretville?</u>					
<u>If you needed nursing home services, would Mountainside be your first choice?</u>	<u>Yes:24</u>	<u>No:19</u>			
<u>Do you use medical facilities or services to maintain good health and prevent illness?</u>	<u>Yes:51</u>	<u>No: 6</u>			
<u>Which of the following services have us had/used in the last five years?</u>	<u>Chiropractic:16</u>	<u>Acupuncture:6</u>	<u>Counseling:7</u>	<u>Massage Therapy15</u>	<u>Homeopathic/Herbal:13</u>
<u>Will you or someone in your family need a home health aide in the next two years?</u>	<u>Yes: 0</u>	<u>No:227</u>			
<u>Do you think someone in your family will need an assisted living facility in the future?</u>	<u>Yes: 0</u>	<u>No:227</u>			
<u>Would you like to find that service in our area?</u>	<u>Yes: 0</u>	<u>No:227</u>			
<u>Regarding Other Civic Buildings:</u>					
<u>Do you use the public library in the community?</u>	<u>Yes:131</u>	<u>No:87</u>			

Amphitheatre, skate park and water fountain public spaces provide areas for people to gather.

The Margaretville Village Park Pavilion is under construction and when completed will be an excellent addition to the Villages public facilities.

Public Restrooms are available behind the former A&P grocery store.⁸ They are ADA compliant and very basic. They are not open as often as they need to be and do not function as complements to the recreational activities of the village.

The Gottfried Building, which houses the Village Offices, is an income producing property for the Village. Ongoing repairs are scheduled for the property.

The Village garage was built in 1977 and possesses three bays for equipment and supply storage. According to Henry Friedman, the Village Garage is in good condition and continues to meet the needs of the Village. ⁷²

Margaretville Hospital/Mountainside, an affiliate of the recently Kingston and Benedictine Hospitals, may be considering a new building. Physical Therapy is slated to expand.

Public Facilities: Services Existing Conditions:

Litter Control

Recycling Services provided by the Town of Middletown.

Garbage

The Village provides highway, street lighting, public water and cemetery services to its taxpayers.

Margaretville does not have a plan for the potential impacts that an influx of people would cause as a result of a terrorist attack on New York City.

Law Enforcement: greater local police coverage was raised as an issue during the January 2007 Forum ³⁵

Demographics and Growth Trends

Population:

Margaretville Area Demographics

	Village of Margaretville		Margaretville 12455 ZIP code		Town of Middletown		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	643		2,082		4,051		281,421,906	
Male	264	41.1	995	47.8	1,960	48.4	138,053,563	49.1
Female	379	58.9	1,087	52.2	2,091	51.6	143,368,343	50.9
Median age (years)	50.4	(X)	45.3	(X)	46	(X)	35.3	(X)
Under 5 years	27	4.2	92	4.4	191	4.7	19,175,798	6.8
18 years and over	519	80.7	1,629	78.2	3,200	79	209,128,094	74.3
65 years and over	224	34.8	485	23.3	973	24	34,991,753	12.4

Source: U.S. Census Bureau, Summary File 1 Assembled by Community Consulting Services 11/17/06

A substantial rate of in-migration during the 1980's occurred in Delaware County and in particular the Margaretville Market Area. The Waverly Market Study indicated that "19% of the market area population moved into the area within a five-year period prior to the 2000 Census, up from only 11% in the similar five years before the 1990 Census." ⁹

From the Catskill Water Discovery Center, Market Support and Economic Potential of the Catskill Water Discovery Center Report Dated September 2006 ⁶¹

The Catskill Water Discovery Center will be located in Arkville, which is the neighboring community to Margaretville. The report defines the Primary Market Area to include the 2006 resident population within a 25 mile

radius of the proposed location in Arkville as 58,500 persons. The report projects this population to increase by .9% to 59,200 by 2011.

The Secondary Market Area includes the resident population located in a radius of 25-50 miles from Arkville. This area includes the Albany Capital District. This population was 709,500 in 2006 and is expected to grow by 3.1% to 731,300 by 2011.

The Primary Market Area 2006 estimated households was reported at 24,100 with expected growth to 24,700, an increase of 2.5% in five years. ConsultEcon, Inc., the authors of the Catskill Water Discover Center report, postulate that the rapid increase in household growth compared to population growth is “indicative of the increase in second home or retirement homes, as well as the overall decrease in household size due to empty nesters.”⁶¹

Seasonal and weekend homes owned by New York City metropolitan area residents comprise a large part of the demographics of the community and region, but are under-represented in the official census figures for local demographic data since they are surveyed in their permanent resident locations. “According to the U.S. 2000 Census, there were approximately 33,500 vacant homes intended for ‘seasonal; recreational; or occasional use’ in Delaware, Green, Ulster and Sullivan counties”⁶¹

Household Size

"In almost every market, rural and urban, there has been a decline in the household size since 1960, due to a number of sociological factors. These include smaller families, fewer extended or three generation families, greater number of divorces and single parents, increased personal longevity yielding more elderly, one and two person households, etc."^{9 & 61}

Margaretville Area Demographics

Village of	Margaretville	Town of	United
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	Margaretville		12455 ZIP code		Middletown		States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Average household size	1.99	(X)	2.29	(X)	2.29	(X)	2.59	(X)
Average family size	2.78	(X)	2.92	(X)	2.86	(X)	3.14	(X)

Source: U.S. Census Bureau, Summary File 1 Assembled by Community Consulting Services 11/17/06

Age Distribution

According to Census 2000 data, the median age of residents of the Village is 50 years. The Catskill Water Discovery Center Market Study indicates that the Resident Market Area, which includes the 50 mile radius around Arkville, had a median age of 38.7 years in 2006. ⁶¹

The Waverly Market Study calculated population age distributions for the Margaretville Market Area for the period between 1990 and 2000. The fastest growing segments of the population are the 85 years and over group, the 75-84 years group and the 35-54 years group. This is quickly followed by the 55-64 years group. The slowest growing groups are the less than 18 years and the 65-74 years group. Losses are occurring amongst the 18-34 years group. ⁹

In the 25 years from 1980-2005, total population in the Margaretville Market Area grew by just over 1000, but the proportion of elderly jumped from 29 to 38% of the population. ⁹

The Catskill Water Discovery Center market analysis indicated a 10.6% projected loss in school age children from 9,400 or 8,400 in the Primary Market Area (0-25 mile radius from Arkville) from 2006 through 2011. The report comments, "...this is indicative of an older population and decline in families living in the area." ⁶¹

Sex and Age of Margaretville Residents
Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
Male	264	41.1%
Female	379	58.9%
Under 5 years	27	4.2 %
5-9	33	5.1 %
10-14	42	6.5 %
15-19	29	4.5 %
20-24	12	1.9 %
25-34	51	7.9 %
35-44	83	12.9 %
45-54	85	13.2 %
55-59	28	4.4 %
60-64	29	4.5 %
65-74	70	10.9 %
75-84	105	16.3 %
85 and over	49	7.6 %
Median Age (years)	50.4	n/a

Income and Employment

According to the Waverly Market Study, among elderly households within the Margaretville Market Area, 37% of all households in 2003 earned more than \$50,000. ⁹

The 2000 Census shows Margaretville’s 1999 Median Household Income as \$27,500, which is quite low for a family of four. On the other hand, the Catskill Water Discovery Center Market Analysis indicates that their Primary Market Area (0-25 mile radius of Arkville) 2006 Median Household Income was 42,286, projected to increase by 8.7% to \$45,951 by 2011. ⁶¹

Margaretville Area Demographics

	Village of Margaretville		Margaretville 12455 ZIP code		Town of Middletown		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Economic Characteristics								
In labor force	247	38.3	1,006	55.3	1,814	55	138,820,935	63.9
Mean travel time to work in minutes	23.9	(X)	30.4	(X)	27.2	(X)	25.5	(X)
Median household income in 1999 (dollars)	27,500	(X)	31,569	(X)	31,346	(X)	41,994	(X)
Median family income in 1999 (dollars)	37,188	(X)	44,000	(X)	36,818	(X)	50,046	(X)
Per capita income in 1999 (dollars)	15,437	(X)	17,131	(X)	17,635	(X)	21,587	(X)
Families below poverty level	18	12.1	52	9.5	132	12.6	6,620,945	9.2
Individuals below poverty level	93	16.5	279	13.9	638	16.8	33,899,812	12.4

Source: U.S. Census Bureau, Summary File 1 Assembled by Community Consulting Services 11/17/06
[WHAT’S THE DIFFERENCE BETWEEN MEDIAN HOUSEHOLD INCOME AND MEDIAN FAMILY INCOME?]

Employment Status

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
Population 16 years and older	645	100
In Labor Force	247	38.3 %
Civilian Labor Force	247	38.3 %
Employed	224	34.7 %
Unemployed	23	3.6 %
Armed Forces	0	0.0 %
Not in Labor Force	398	61.7 %

Vehicles Available

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
None	31	11.1
1	121	43.4
2	115	41.2
3 or more	12	4.3

Occupation

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
Employed Civilian Population 16 and older	224	100
Management, Professional and related Occupations	89	39.7 %
Service Occupations	33	14.7 %
Sales and Office Occupations	70	31.3 %

Farming, Fishing and Forestry Occupations	4	1.8 %
Construction, Extraction and Maintenance Occupations	18	8.0 %
Production, Transportation and Material Moving Occupations	10	4.5 %

Industry

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
Agriculture, forestry and fishing, mining	6	2.7 %
Construction	12	5.4 %
Manufacturing	9	4.0 %
Wholesale trade	6	2.7 %
Retail trade	42	18.8 %
Transportation and warehousing, and utilities	8	3.6 %
Information	6	2.7 %
Finance, Insurance, Real Estate, and Rental and Leasing	6	2.7 %
Professional, Scientific, Management, Administrative, and Waste Management Services	10	4.5 %
Educational, Health and Social Services	68	30.4 %
Arts, entertainment, recreation, accommodation and food services	14	6.3 %
Other services (except Public Administration)	21	9.4 %
Public Administration	16	7.1 %

Income in 1999

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent
Households Surveyed	250	100
Less than \$10,000	43	17.2 %
\$10,000 to \$14,999	23	9.2 %
\$15,000 to \$24,999	44	17.6 %
\$25,000 to \$34,999	43	17.2 %
\$35,000 to \$49,999	24	9.6 %
\$50,000 to \$74,999	44	17.6 %
\$75,000 to \$99,999	17	6.8 %
\$100,000 to \$149,999	7	2.8 %
\$150,000 to \$199,999	3	1.2 %
\$200,000 or more	2	0.8 %
Median Household Income (in dollars)	\$27,500	
With Social Security Income	121	48.4 %
Mean Social Security Income (in dollars)	\$10,931	n/a
With Supplemental Security Income (SSI)	12	4.8 %
Mean SSI Income (in dollars)	\$3,750	n/a
With Public Assistance Income	6	2.4 %
Mean Public Assistance Income (in dollars)	\$3,467	n/a
With Retirement Income	67	26.8 %
Mean Retirement Income (in dollars)	\$15,436	n/a

Poverty Status in 1999

Source: US Census 2000 <http://www.census.org/us>

	Number	Percent Below Poverty Level

Families Living in Poverty	18	12.1 %
With related children under age 18	11	16.7 %

Minority

Immigrant households; one in ten students Spanish speaking at MCS

Minority Population Comparisons	Village of Margaretville		Margaretville 12455 ZIP code		Town of Middletown		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
One race	639	99.4	2,065	99.2	4,007	98.9	274,595,678	97.6
White	630	98	1,963	94.3	3,853	95.1	211,460,626	75.1
Black or African American	3	0.5	15	0.7	26	0.6	34,658,190	12.3
American Indian and Alaska Native	1	0.2	2	0.1	13	0.3	2,475,956	0.9
Asian	5	0.8	8	0.4	29	0.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0	0	0	0	0	398,835	0.1
Some other race	0	0	77	3.7	86	2.1	15,359,073	5.5
Two or more races	4	0.6	17	0.8	44	1.1	6,826,228	2.4
Hispanic or Latino (of any race)	6	0.9	132	6.3	260	6.4	35,305,818	12.5

2000 US Census Summary File 1
provided by Carolyn Konheim

Education

The State University of New York education system has several colleges located within 60 miles of Margaretville. (www.city-data.com) SUNY operates campuses at Delhi, Oneonta (36 miles), SUNY College of Ag and Tech at Cobleskill (39 miles), and New Paltz (48 miles). There are two community colleges: Orange County Community College in Middletown (51 miles) and Dutchess Community College in Poughkeepsie (60 miles). The Culinary Institute of America has a campus at Hyde Park (58 miles). And a private college, Marist College, is also located in Poughkeepsie (60 miles). This is not an exhaustive list.

Margaretville Central School offers a full complement of courses including distance learning and virtual field trips. College courses from Delhi are offered. English, US History, Pre-calculus, Calculus and science college courses are taught by the MCS staff. Students are involved with community projects such as Christmas or cleanups. MCS is also involved with an Empire State Partnership with the Openeye Theatre, a local theatre arts group. The school has a very large art curriculum offering as well. See the school website for more information of programs: margaretvillecs.org.

Educational Attainment (residents over 25)

Source: US Census 2000 <http://www.census.org/us>

	Number	Percentage
Less than 9 th grade	78	12.7 %
9 th to 12 th grade, no diploma	72	11.7 %
High School graduate (includes equivalency)	182	29.7 %
Some college, no degree	137	22.3 %

Associate Degree	72	11.7 %
Bachelor's Degree	33	5.4 %
Graduate or Professional Degree	39	6.4 %
Percent High School graduate or higher	n/a	75.5 %
Percent Bachelor's Degree or higher	n/a	11.7 %

Social Well Being and Social Capital

In an age where people are beginning to look past material goods as an indicator of quality of life, Social Well Being and Social Capital have become more important indicators of community life. Social Well Being refers to conditions that make life, happiness and satisfaction possible, and includes material possessions as well as social interactions and the opportunities for social interactions. ⁶³ Social Capital refers to the strength of shared values of a community that come from the trust between residents, neighbors, and their local community resources. While a high level of Social Capital is desirable in all communities, care must be taken that residents do not become overprotective of their communities and begin to exclude “outsiders” in order to “protect” their communities.

According to two sociologists at Cornell University, factors that are used to assess quality of life and social well being in the absence of data of happiness and satisfaction are tied to longevity and include access to health care facilities as indicated by percentages of doctors and nurses, death rates (aggregate) and crime rates (homicide). Here are a few selected figures for comparison between rural Delaware County, Kings County in New York City and suburban Westchester County: ⁶³

Year 2000	Delaware County	Kings County-NYC Boroughs	Westchester County
Medical Doctors per 10,000 Population	10.6	16.1	60.4

Nurses per 10,000 Population	90.9	58.5	123
Homicides per 100,000 Population	0	10.8	3.5
Deaths-Heath Disease per 100,000 Age 21+	590.3	444.1	405.4

Source: NYS Counties Data Sets: Socioeconomic Trends 2000 Published by the NYS Legislative Commission on Rural Resources (63)

There are also numerous opportunities for other social gatherings in Margaretville through churches, Scouts, Rotary, Masons, the American Legion, and other social, service and fraternal organizations. These organizations present opportunities for social interaction between all the residents of Margaretville, and provide opportunities for cultural enrichment. (See Community Profile)

From the M-ARK Community Survey ⁶⁶ for the Margaretville Zip Code:

Do you support a religious or spiritual organization?	Yes:110	No:102
Are you active in a religious organization?	Yes:65	No:145
Do you read daily newspapers?	Yes:151	No:61
Do you read weekly newspapers?	Yes:190	No:22
Do you leave the Catskill region for pleasure trips or travel?	Yes: 184	No:18

Social capital is extensive in Margaretville and in the region. There are many different organizations working. There is concern however, that the organizations might communicate and coordinate better to ensure that they are not working at cross purposes.

The Catskills Connection for Health and Wellness is a network for the exchange of information and experiences about holistic healing methods and practices, centered in Margaretville. The program is supported and housed by the M-ARK Project, and recently worked in conjunction with the Catskill Mountain News to publish a free informational booklet, inserted into the newspaper, with listings of members of the CCHW and detailing services available, including acupuncture, massage therapy, chiropractic care, and psychotherapy practitioners. It seems as though there is enough interest locally in these types of services to warrant this network, both to promote the idea of improving personal quality of life and to promote the holistic health care network in the area.

Margaretville boasts a great number of religious, social and fraternal organizations, including churches, Masons, Scouts, and the American Legion. ²⁹