

*Town of Andes*

# ***Town and Village of Andes Joint Comprehensive Plan***

*Delaware County,  
New York*

Prepared by:

THE  
***Chazen***  
COMPANIES

**August 22, 2003**



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## 1.0 INTRODUCTION

### 1.1 What is a Comprehensive Plan?

The Comprehensive Plan is a policy document used to guide the growth and development of a community. It should serve as a foundation for future decision-making and consensus building, while also guiding beneficial growth in the Town and Village of Andes. The Comprehensive Plan will help unify common goals for Andes, while providing a resource tool for the local government in developing effective strategies and implementation measures to reach these goals. Although the comprehensive plan cannot anticipate every issue that may arise over the next decade, it can serve as a guide for the development of effective policy decisions. The comprehensive plan will become a working part of the Town and the Village of Andes' development program and should be consulted throughout decision-making processes, as it reflects the expressed ideals and best interest of the public.

The comprehensive plan also provides the foundation for the Town and the Village's zoning ordinances. The zoning enabling laws in New York State require zoning regulations "be made in accordance with a comprehensive plan"<sup>1</sup>. In addition to providing a solid policy foundation, a comprehensive plan can also unlock doors to funding a variety of projects. For instance, the 1999 Economic Development Study for the Catskill Watershed Corporation (CWC)<sup>2</sup> indicates that Catskill communities with a comprehensive plan already in place can use grants available through the Catskill Fund for the Future (CFF) for updates and implementation. The comprehensive plan can also be utilized as a marketing tool to promote the assets of the community and encourage growth.

### 1.2 Planning Process

#### Funding

New York State has committed to partnership initiatives in the Watershed to aid in the implementation of the Watershed Agreement. The Town and Village of Andes each secured grant assistance from the New York State Department of State (NYS DOS) through the third round of the New York State Master Planning and Zoning Incentive Award Program. These funds were made available from the New York City Watershed Memorandum of Agreement between city, state, federal, and local entities. NYS DOS has allocated fund to aid West of Hudson municipalities in the development and implementation of community development plans, master plans, and zoning ordinances.

<sup>1</sup> New York State Town and Village Law.

<sup>2</sup> The CWC is a not-for-profit corporation responsible for making decisions on the disbursement of many of the Watershed Protection and Partnership Programs under the Memorandum of Agreement. One of these funds is the Catskill Fund for the Future (CFF) that will receive approximately \$60 million for NYC over a six-year period.



### Joint Municipal Planning Process

As the Town and Village of Andes were both awarded grants from the NYS DOS, each municipality could have created an individual comprehensive plan. However, it was the desire of both municipalities to work together to develop a plan that was consistent for regional growth and co-location of resources. The desired plan would have sections dedicated to each municipality and their individual needs, along with established joint goals. The project was a priority in both the Town and the Village to promote the future growth. The Town and the Village established a committee in 2001 to complete the plan with representatives from each municipality.

The Joint Comprehensive Plan Committee was established, with nine appointed committee members from both the Town and the Village to facilitate the planning process. The committee hired *The Chazen Companies* (TCC) to assist with the planning process and as their consultant to collect and synthesize information throughout this process. Interviews were conducted by TCC with individuals and agencies involved with land use planning and development activities in Andes.

TCC held several public information meetings to gather additional knowledge, ideas, and community concern from the public. Each meeting and its purpose is summarized below:

- November 8, 2001: This initial meeting introduced the Comprehensive Plan Committee (CPC) and TCC to residents of the Town and the Village of Andes. A description of the comprehensive planning process and schedule were provided, while questions and comments were addressed. The Delaware County Planning Department was present and provided information pertaining to their initial findings from the County's Survey conducted in Andes. An inventory of services, facilities, resources (natural and man-made), along with other significant community concerns were identified and discussed with the public to ensure a comprehensive list and all community needs would be addressed in the planning process.
- January 3, 2002: TCC reported to the CPC and the residents of Andes the results of the Andes Survey prepared by Delaware County Planning Department. The Survey findings defined the goals and objectives for the comprehensive plan. Attendants of the meeting were divided into groups to discuss issues regarding Main Street, Open Space and Cultural Resources, and Economic Development. Following the discussions, each individual group presented their findings to the whole group. The findings of this meeting are included as Appendix A.
- April 4, 2002: This meeting focused exclusively on the Village's Main Street. Attendants of the meeting were again divided into groups and were asked to identify specific issues related to revitalizing Main Street. Following the



individual workshops, the groups were brought back together to discuss their findings and offer additional feedback. The exercise revealed that all groups identified a similar list of strengths, challenges, and goals for revitalizing Main Street. These findings are attached as Appendix B.

- November 14, 2002: The CPC reviewed the Draft Comprehensive Plan and formed nine subcommittees. The subcommittees were comprised of various members of the community and were assigned or chose specific areas of focus based on interest or expertise. The goals of the subcommittees were to research in greater detail specific areas of focus, and provide their findings back to the CPC for inclusion in the Comprehensive Plan.
- December 12, 2002: Reports and findings from the subcommittees were presented to the CPC and incorporated into the plan.
- January 9, 2003: Reports and findings from the subcommittees were presented to the CPC and incorporated into the plan.
- January 30, 2003: Reports and findings from the subcommittees were presented to the CPC and incorporated into the plan.

Each meeting was publicly announced through the newspaper and/or Andes website. In addition, special meetings were held with the Senior Citizens, the Chamber of Commerce, and the Catskill Center for Conservation and Development. The meeting with the Senior Citizens was to specifically ensure that the needs of this population would be addressed in the comprehensive planning process. The Andes Chamber of Commerce meeting was to obtain feedback and concerns from the business community. The meeting with Catskill Center for Conservation and Development was held to address the protection of natural resources in Andes.

This document has been written and organized to be as succinct as possible. A conscious effort has been made to emphasize the identification of strategies for growth and development. The Comprehensive Plan presented here is based on an inventory of natural resources and a review of the current impact on the environment. The capability of the environment to withstand various uses is a major factor in determining how to direct change and protect resources. In addition, the effect on the health, safety, prosperity, and welfare of local residents has also been considered through a review of the economy, recreational opportunities, historical assets, population trends, transportation patterns, and local government services.

As part of the comprehensive planning process, the Zoning Ordinances and Subdivision Regulations for both the Town and the Village were examined and analyzed to ensure that all documents reflect the goals and policies as outlined in the Joint Comprehensive Plan.



### **1.3 Goals & Objectives**

The formulation of clear and concise goals and objectives is an integral component of the comprehensive planning process, and are combined with specific strategies needed. These strategies represent the long-range decision making policies for the future development of the Town and the Village of Andes. Collectively, these statements constitute the core of the Comprehensive Plan.

Policy statements have been constructed to outline the Town and the Village of Andes' position on the issues in question. The policies provide the rationale for public and private capital investment. Policy statements can also be considered justification for decisions on land subdivision, zoning issues, and other land use controls that must be made by the Town and Village Board of Trustees or Planning Boards.

The goals and objectives can only succeed in providing direction if they reflect the community's vision of the future. These goals and objectives are representative of Andes' desire for logical and environmentally sensitive growth.

## 2.0 REGIONAL SETTING AND CONTEXT

### 2.1 Regional Setting

The Town and Village of Andes are located in the southeastern portion of Delaware County, situated on the western slopes of the Catskill Mountains. Approximately one third of the Town is located within the Catskill Park. The Catskill Park is a mountainous region of public and private lands located within Delaware, Ulster, Green, and Sullivan Counties. The Catskill Forest Preserve is the State land within the Catskill Park, which contains thousands of acres of forest along with meadows, remnants of old farmsteads, trails, lakes, rivers, springs, waterfalls, cliffs, fire towers, and a large variety of wildlife. These lands are constitutionally protected as “forever wild”.

As a result of the high quality of water found throughout the Catskill region, and Andes, a large region of the Catskills has been designated as part of the Catskill/Delaware Watershed. The Watershed provides water to New York City via aqueducts and, as a result, certain rules and regulations have been set in place to preserve this resource and protect against potentially adverse impacts.

The major road network consists of New York State Route 28, New York State Route 30, County Route 1, and County Route 2. Figure 1, Regional Reference Map and Figure 2, “Town & Village Map”, illustrate Andes’ location and its relation to the overall regional setting.

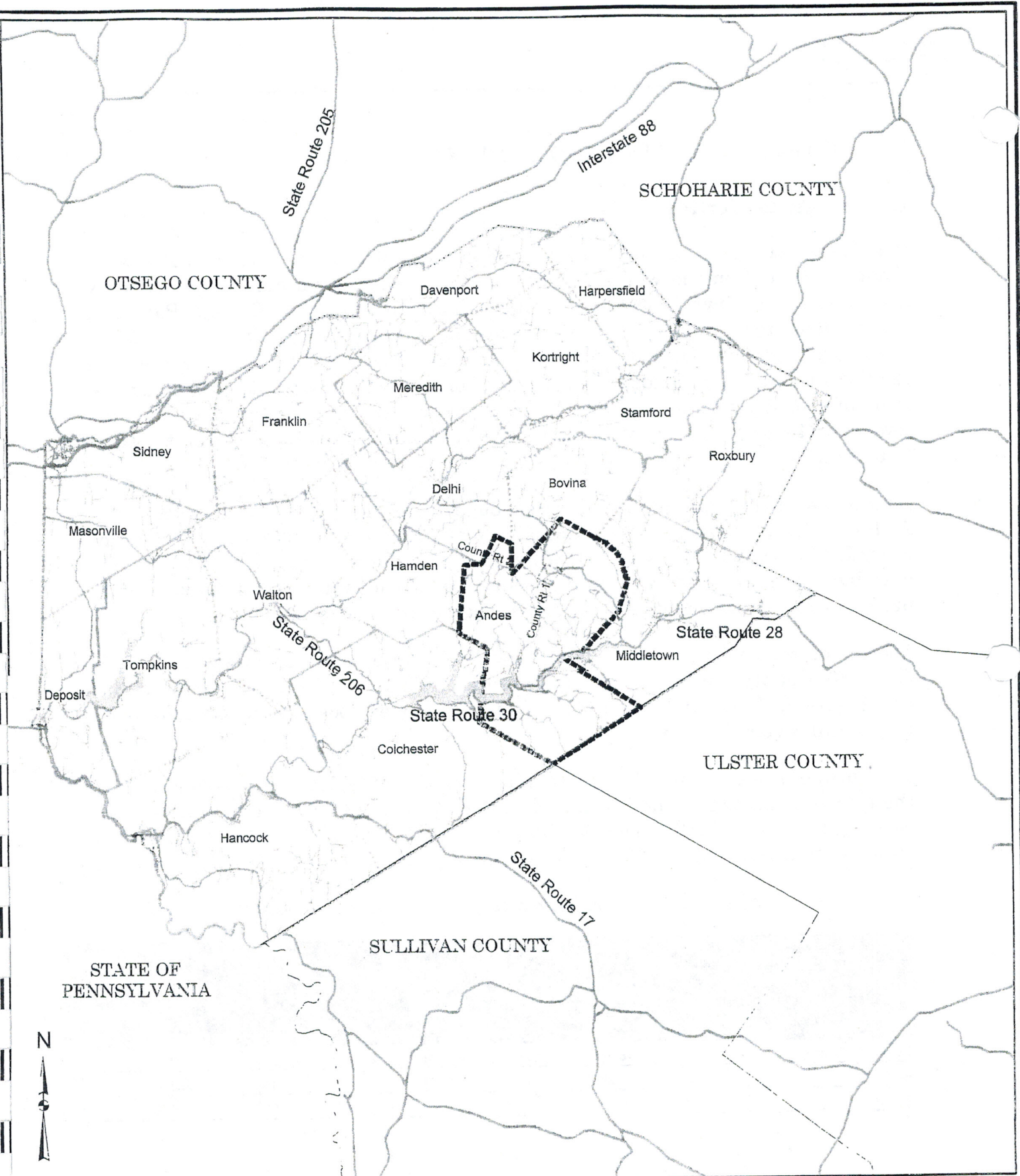
The Town of Andes totals 111 square miles, while the Village of Andes is located in the northern portion of the Town and comprises approximately 1.14 square miles (see Table 2.1-1, “2000 Town & Village – Land Density”). These findings are compiled from data collected by the U.S. Bureau of the Census for 2000.

**Table 2.1-1 2000 Town & Village – Land Density<sup>3</sup>**

Geographic area	Population	Housing units	Area in square miles			Density per square mile – land area	
			Total Area	Water Area	Land Area	Population	Housing units
Delaware County	48,055	28,952	1,468.04	21.67	1,446.37	33.2	20
Andes (V)	289	161	1.14	0	1.14	253.1	141
Andes (T)	1,067	1,165	111.39	3.46	107.93	9.9	10.8

<sup>3</sup> U.S. Bureau of the Census 2000: Census of Population and Housing; [www.census.gov](http://www.census.gov)





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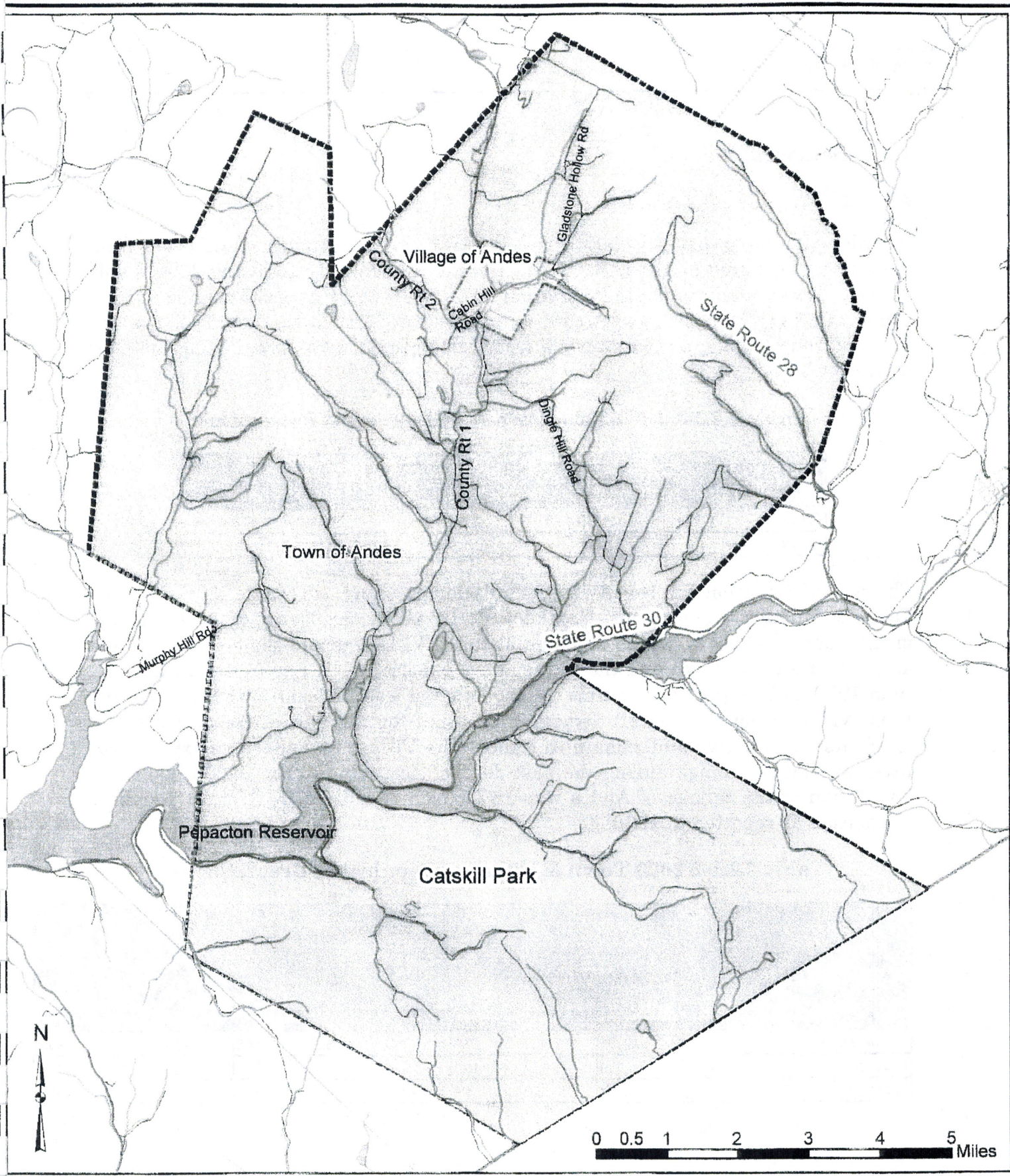
**REGIONAL REFERENCE MAP**  
**Town of Andes**  
**Delaware County, New York**

Date:  
Nov., 2002

Scale:  
Not to Scale

Project #:  
10189.00





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**TOWN & VILLAGE MAP**  
**Town of Andes**  
**Delaware County, New York**

Date:  
Nov., 2002

Scale:  
See Scalebar

Project #:  
10189.00



## 2.2 Demographics

### 2.2.1 POPULATION TRENDS

In order to understand population trends, data was collected and analyzed from information acquired by the U.S. Census Bureau in primarily 1990 and 2000. Table 2.2.1-1, "Town & Village Total Population 1970-2000" illustrates the change in total population over four decades. According to the 2000 census the population of the Town of Andes rose approximately 5% from 1,291 people, as reported 1990, to a new total population of 1,356.

this isn't right  
[14% decrease]

**Table 2.2.1-1 1970-2000 Town & Village Total Population**

Geographic Area	Total Population 1970 - 2000			
	1970	1980	1990	2000
Andes (V)	353	372	292	289
Andes (T)	1,193	1,312	1,291	1,067

1583

1356

The age distribution for the Andes' population is shown in Table 2.2.1-2, "2000 Town & Village – Population Breakdown". In 2000, the Town of Andes had a median age of 49 years, which was similar to the Village where the median age was 42 years. Both the Town and the Village have experienced a rise in the median age from 1970 and 1980, at which time the median age was 35.3 and 35.2 respectively<sup>4</sup>. It is evident from the overall demographic trend for the past three decades that residents want to live and remain in Andes. The Village of Andes has experienced little population change during the past decade. According to the 2000 census, the population of the Village of Andes was 289, which is a decrease of three people in population as reported in 1990.

**Table 2.2.1-2 2000 Town & Village – Population Breakdown<sup>5</sup>**

Geographic area	Total Population	Percent of total population					Median Age (Years)	Males Per 100 Females	
		Under 18 Years	18 to 24 Years	25 to 44 Years	45 to 64 Years	65 Years & over		All Ages	18 Years & over
Delaware County	48,055	23.1	8.2	24	26.2	18.6	41.4	97	93.8
Andes (V)	289	18.7	10.7	25.6	22.1	22.8	42.4	114.1	115.6
Andes (T)	1,067	18.3	5.1	20.2	35.1	21.3	49.5	102.5	105.7

<sup>4</sup> According to the Town of Andes Comprehensive Plan 1977, from the U.S. Census Bureau 1970, and 1980.

<sup>5</sup> U.S. Bureau of the Census 2000: Census of Population and Housing; www.census.gov



**Table 2.2.1-3 Town of Andes – Total Population<sup>6</sup>**

Age	Number			Percent		
	Total	Male	Female	Total	Male	Female
Total population	1,291	647	644	100	100	100
Under 5 years	80	43	37	6.2	6.6	5.7
Under 1 year	14	5	9	1.1	0.8	1.4
1 and 2 years	32	22	10	2.5	3.4	1.6
3 and 4 years	34	16	18	2.6	2.5	2.8
5 to 9 years	70	31	39	5.4	4.8	6.1
5 years	14	5	9	1.1	0.8	1.4
6 years	11	4	7	0.9	0.6	1.1
7 to 9 years	45	22	23	3.5	3.4	3.6
10 to 14 years	91	58	33	7	9	5.1
10 and 11 years	35	17	18	2.7	2.6	2.8
12 and 13 years	38	26	12	2.9	4	1.9
14 years	18	15	3	1.4	2.3	0.5
15 to 19 years	74	45	29	5.7	7	4.5
15 years	18	15	3	1.4	2.3	0.5
16 years	16	7	9	1.2	1.1	1.4
17 years	19	10	9	1.5	1.5	1.4
18 years	17	10	7	1.3	1.5	1.1
19 years	4	3	1	0.3	0.5	0.2
20 to 24 years	70	38	32	5.4	5.9	5
20 years	12	4	8	0.9	0.6	1.2
21 years	11	9	2	0.9	1.4	0.3
25 to 29 years	64	30	34	5	4.6	5.3
30 to 34 years	78	36	42	6	5.6	6.5
35 to 39 years	91	48	43	7	7.4	6.7
40 to 44 years	91	37	54	7	5.7	8.4
45 to 49 years	67	31	36	5.2	4.8	5.6
50 to 54 years	70	39	31	5.4	6	4.8
55 to 59 years	82	39	43	6.4	6	6.7
60 to 64 years	109	52	57	8.4	8	8.9
65 to 69 years	83	44	39	6.4	6.8	6.1
70 to 74 years	67	34	33	5.2	5.3	5.1
75 to 79 years	50	19	31	3.9	2.9	4.8
80 to 84 years	36	17	19	2.8	2.6	3
85 years and over	18	6	12	1.4	0.9	1.9

<sup>6</sup> U.S. Bureau of the Census 1990: Census of Population and Housing; [www.census.gov](http://www.census.gov)



In the Town of Andes, over 35% of the population is between the ages of 45 and 64, and this age group has more than doubled between 1990 and 2000. This trend further reflects a stable population in Andes, and also points to the Town and Village of Andes as an attractive community for retirees.

Employment opportunities are limited within Andes, especially opportunities for residents with post-secondary education degrees. This may be an explanation for the absence of a large younger population in Andes. Creating job opportunities for Andes youth and recent graduates improve the likelihood that they will remain in the community and start their own family. For comparison purposes, the 1990 census results for the population breakdown by age and sex are provided in Table 2.2.1-3, "1990 Town of Andes – Total Population".

The census population figures for the Town and Village of Andes do not include the seasonal population. It is estimated that approximately two-thirds of Andes population are second homeowners and vacation homeowners. These estimates are discussed in more detail in Section 4.0, "Economic Development".

#### Andes – Household Characteristics

A household, as defined by the U.S. Census Bureau, is any person who occupies a housing unit, which can be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements<sup>7</sup>. Further, a housing unit can be a house, apartment, mobile home, a group of homes, or a single room that is occupied.

A comparison of the households in the Town and Village is provided in Table 2.2.1-4, "2000 Town & Village Household Populations". The average household size in Town of Andes is 2.26 and approximately 79% of the population resides in a family household (Table 2.2.1-5, "2000 Town & Village – Household Types"). Despite the trend of a rising age in population found throughout the Town of Andes, there is no provision for group quarters, such as an institutional facility or assisted living community, found in the Town.

<sup>7</sup> [http://quickfacts.census.gov/qfd/meta/long\\_71060.htm](http://quickfacts.census.gov/qfd/meta/long_71060.htm)



**Table 2.2.1-4 2000 Town & Village – Household Populations<sup>8</sup>**

Geographic area	Total Population	Percent of total population			Group Quarters Population		
		In households		In Group Quarters	Total	Institutionalized Population	Non-Institutionalized Population
		In Families	Non-Family House Holders & Relatives Of House Holder				
Delaware County	48,055	76.9	18.9	4.2	2,018	677	1,341
Andes (V)	289	75.4	24.6	0	0	0	0
Andes (T)	1,067	78.6	21.4	0	0	0	0

According to the U.S. Census Bureau, the Village of Andes has a similar household breakdown as the Town, with approximately 75% belonging to a family household. The average household size is 2.19, while the average family household size is 2.87 persons, both slightly smaller than the County averages (Table 2.2.1-5, “2000 Town & Village – Household Types”).

**Table 2.2.1-5 2000 Town & Village – Household Types<sup>9</sup>**

Geographic Area	Total Households	Percent Of Total Households							Average Population Per-	
		Family Households					Non-Family Households		Household	Family
		Total	With Own Children Under 18 Years	Type of Family		Total	Living Alone			
				Married Couple Family	Female Householder No Husband		Total	65 Years & Over		
Delaware County	19,270	66.1	28.1	52.8	9	33.9	28.3	13.6	2.39	2.9
Andes (V)	132	57.6	22.7	46.2	6.1	42.4	37.9	21.2	2.19	2.87
Andes (T)	472	64.8	19.7	55.3	5.7	35.2	30.1	12.7	2.26	2.74

## 2.2.2 EDUCATIONAL ATTAINMENT

In Table 2.2.2-1, “2000 Town and Village Current School Enrollment (3 Years and Older)” the population is broken down by sex, age, and their current enrollment in school by grade or post-secondary school. The percentages are similar between the two genders, with the exception of a slightly larger percentage of female enrollments in post-secondary schools.

<sup>8</sup> U.S. Bureau of the Census 2000: Census of Population and Housing; [www.census.gov](http://www.census.gov)

<sup>9</sup> Ibid.



In terms of educational attainment, the most significant trend in Andes is the relatively large percentage of residents that retain post-secondary degrees. According to Table 2.2.2-2, "2000 Town & Village Educational Attainment", over 30% of the population in the Town and Village of Andes have a post-secondary degree.

**Table 2.2.2-1 2000 Town & Village – Enrollment in Andes Central School <sup>10</sup>**

	Sex By School Enrollment By Level Of School By Type Of School For The Population 3 Yrs And Over		
	Town of Andes	Village of Andes	TOTAL
	Number	Number	Number
Enrolled in nursery school, preschool:	6	4	10
Enrolled in kindergarten:	9	2	11
Enrolled in grade 1 to grade 4:	28	6	34
Enrolled in grade 5 to grade 8:	51	6	57
Enrolled in grade 9 to grade 12:	41	6	47
Enrolled in college, undergraduate years:	27	11	38
Enrolled in graduate or professional school:	3	3	6
Not enrolled in school:	549	119	668
* Eleven students attended neighboring schools, while eleven students from neighboring school districts attended Andes Central School.			

This statistic may account for a higher earning potential and ultimately the relatively higher incomes noted by Andes' residents in Table 2.2.3-1, "2000 Town & Village – Median Household Income". However, these statistics do not show the age of those individuals whom have obtained a post-secondary education. Those with higher levels of education include retirees who have had careers elsewhere and decided to settle in Andes during their later years. A strong retired population with a high level of education is an asset to the community in terms of generating valuable volunteers and maximizing community resources.

<sup>10</sup> According to Andes Central School Superintendent, John Burkhart, April 12, 2003.



**Table 2.2.2-2 2000 Town & Village – Educational Attainment<sup>11</sup>**

	Sex By Educational Attainment For The Population 25 Years And Over							
	Town of Andes				Village of Andes			
	Number		Percentage		Number		Percentage	
	Male	Female	Male	Female	Male	Female	Male	Female
Total:	1,029		100		228		100	
Total by Sex:	529	500	51.4	48.6	117	111	51.3	48.7
No schooling completed	0	4	0	0.4	0	2	0	0.9
Nursery to 4th grade	0	2	0	0.4	0	0	0	0
5th and 6th grade	2	0	0.2	0	0	0	0	0
7th and 8th grade	27	9	2.6	0.9	10	0	4.4	0
9th grade	3	3	0.3	0.3	0	0	0	0
10th grade	24	11	2.3	1.1	4	4	1.8	1.8
11th grade	17	10	1.7	1	7	4	3.1	1.8
12th grade, no diploma	16	29	1.6	2.8	2	2	0.9	0.9
High school graduate (includes equivalency)	183	162	17.8	15.7	46	31	20.2	13.6
Some college, less than 1 year	36	29	3.5	2.8	6	13	2.6	5.7
Some college, 1 or more years, no degree	72	64	7	6.2	16	9	7	3.9
Associate degree	51	73	5	7.1	3	13	1.3	5.7
Bachelor's degree	64	51	6.2	5	13	10	5.7	4.4
Master's degree	21	47	2	4.6	3	21	1.3	9.2
Professional school degree	7	6	0.7	0.6	5	2	2.2	0.9
Doctorate degree	6	0	0.6	0	2	0	0.9	0

### 2.2.3 INCOME

A strong indicator of an area's economic health is the median household income. According to the 2000 Census, the Village of Andes median household income was \$32,857 and the Town of Andes median household income was \$35,119 (Table 2.2.3-1, "2000 Town & Village – Median Household Income").

In addition, the median income for full-time, year-round workers, either male or female, in the Town (\$28,074 for males and \$22,847 for females) and the Village of Andes (\$28,281 for males and \$23,333 for females) is above the median income for Delaware County (\$25,097 for males, and \$19,968 for females). As noted previously, the high percentage of post-secondary degrees, especially the high percentage of females, may account for a higher earning potential and ultimately the relatively higher incomes noted by Andes' residents.

<sup>11</sup> U.S. Bureau of the Census 2000: Census of Population and Housing; [www.census.gov](http://www.census.gov)



**Table 2.2.3-1 2000 Town & Village – Median Household Income<sup>12</sup>**

Geographic Area	Median Income (\$)		Per Capita Income (\$)	Median Earnings Of Full-Time, Year-Round Workers (\$)	
	Households	Families		Male	Female
Andes (V)	32,857	47,500	22,716	28,281	23,333
Andes (T)	35,119	39,474	20,650	28,074	22,847

In keeping with this trend, another positive economic indicator is the percentage of poverty levels found within the Town and Village of Andes. According to Table 2.2.3-2, "2000 Below Poverty Level", the poverty levels reported for both the Town (9.4%) and Village of Andes (7.6%) are lower than the average poverty rate for Delaware County (13.5%). These low percentages may be due to the larger number of professionals who have retired in both the Town and the Village.

**Table 2.2.3-2 2000 Town & Village – Below Poverty Level<sup>13</sup>**

Geographic Area	Status Is Determined			% Of families
	All Ages	Related Children Under 18 Years	65 Years & Over	
Andes (V)	7.6	3.6	2.7	6.8
Andes (T)	9.4	14.4	6.8	6.1

## 2.2.4 SENIOR CITIZENS

Both the Town and the Village of Andes have been experiencing an overall rise in the age of their population. Based on information from the 1990 Census and the 2000 Census, there has been a 4.2% increase of residents in the age bracket 65 and greater<sup>14</sup>. Further, the median age identified in 1980 by the Census was 35.2 years old, and the median age for the year 2000 has risen to approximately 49 years. These factors indicate that not only has Andes retained much of its population over the last two decades, but also attracted retirees and second homeowners to the area.

Although the senior population is a growing segment of Andes, there is a lack of facilities, such as nursing homes or assisted living residences, throughout the County to allow these citizens the ability to spend their free years within the community. The 2000 Census reported that 18.6% of the County's population is over the age of 65, accounting for approximately 8,939 people. Due to the lack of services and facilities, only approximately 526 people throughout Delaware County reside in

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.



either a nursing home or senior assisted living facility. At this time a nursing home facility is not available within the Town or the Village, but with the aging population trend may become a needed amenity within the community.

Senior Citizen Meeting November 15, 2001

Currently, the Senior Residents of Andes hold a monthly meeting at the United Methodist Church. At this meeting various issues and concerns are expressed, and often a guest speaker is invited. A nurse from Margaretville attends the monthly meeting and offers free blood pressure readings to any of the seniors.

During the Seniors' meeting in December of 2001, a strong desire was expressed for a rising need for senior housing to be provided in Andes. It is desired that future senior housing incorporate a broader range of housing accommodations to account for varied incomes, and not exclusively be for senior low-income housing. The nearest senior housing facility is in Delhi, and this facility has income requirements, which cater to the low-income elderly. Many of the Andes senior residents are retired professionals and are excluded from this type of housing financially. A mix of affordable housing is critical for all age groups in Andes. Future senior housing should include programs and amenities such as dining facilities and recreational opportunities.

Senior residents expressed a need for additional amenities within walking distance of such as parks, benches, and trails that would be easily accessible for all residents.

Further, the seniors desired varied level of care or services to be offered as part of the senior housing. The varied level of care allows many senior residents to continue to live independently until they need additional health care services. Such facilities offer a staging of senior services to meet each of the individual senior citizen's needs.

The seniors of Andes additionally expressed a strong desire for a community center, to be used year round for a variety of uses, activities, and services to all ages of the community. The center could incorporate recreational facilities for seniors and youths, while also offering classes and programs for continued education aimed at all age groups within the community of Andes. If designed as part of a future senior housing development, not only would accessibility and availability of the services to the seniors improve, but the facility would also provide interaction between various age groups.

Seniors voiced their desire for additional programs to be offered within Andes. Programs are offered throughout the Town and Village, such as Delaware Opportunities, Meals on Wheels, and the Senior Citizen Bus, which are generally underutilized perhaps due to a lack of awareness or outreach.



If future demographic trends stay in line with current trends, Andes will soon have an even greater percentage of an older population due to the influx of early retirees and the aging "baby boomer" generation. Housing for the elderly or other staged-care facilities for senior citizens would create a cost-effective type of housing in Andes. This would be a cost-effective type of housing for Andes as no services are required of the local school district, while concurrently stimulating the consumer goods and services industry and contributing to the tax base. However, depending on the design and location of senior facilities, there may be a potential impact on the cost of emergency response services.

### Subcommittee Findings

A subcommittee was established in November 2002, to give a closer examination to the needs of senior citizens. The subcommittee found that the creation of some type of senior housing facility that attends to the housing and social needs of Andes' seniors is desired. It is desired that should a senior facility be developed, that it utilize existing space through the redevelopment or refurbishment of vacant structures. This could be initially accomplished on a small scale by using vacant buildings or occupied homes that are too large for the current owner to fully utilize. The facility would attend not only to senior housing needs, but also to their social, recreational, and health care needs.

The senior committee expressed a desire for the formation of a committee to handle senior issues and to instate certain design measures and standards that should be set in place before the establishment of a senior housing facility. The committee would be in charge of conducting a feasibility study to examine the best possible location for a proposed facility as well as surveying seniors to identify their needs and desires in a housing facility. At the March 2003 meeting, 22 seniors signed a petition requesting the Town to study new housing for senior citizens. The Town has authorized such a study.

The senior citizen committee also addressed issues pertaining to senior recreation and assistance programs. Many of these programs and events are underutilized, again, perhaps due to a lack of awareness or outreach. Various programs are offered through the Delaware County Office of the Aging to provide services to help seniors with elements ranging from health care and insurance questions to assistance with bills, driving, and meals. These services include the following:

- "55 Alive",
- EISEP (Expanded In-Home Services for the Elderly Program),
- EPIC,
- Health Care Proxy,
- HEAP (Home Energy Assistance Program),

- HIICAP (Health Insurance Information Counseling and Assistance Program),
- Legal Services,
- Loan Closet,
- Medicare Savings,
- Non-Emergency Medical Transportation,
- Power Partners,
- Senior Dining Program,
- Tax Aid,
- The Dispatch,
- Transportation Services,
- ~~Wellness Activities.~~
- WRAP (Weatherization, Referral and Packaging Program), and
- Wellness Activities.

### 2.3 What Makes Andes Special

In 2001, residents of Andes responded with written comments to the survey conducted by the Delaware County Planning Department in 2001 and described the qualities that made Andes a unique place. Overall, the physical beauty and mountainous setting have historically drawn residents and visitors to Andes. The small size of the community, coupled with the quiet, rural setting, creates a safe, family-oriented atmosphere. Residents of Andes have endless opportunities to participate in outdoor recreation such as camping, hiking, hunting, fishing, cycling, snowmobiling, cross-country skiing, and down-hill skiing in this rural setting. Excellent recreational opportunities and a beautiful setting have established the Village as a prime location for second homes and a large retiree population.

Residents also enjoy an array of community services such as quality water, fire protection, snow removal, education, and a library. Beyond basic services, the area offers remarkable arts and cultural opportunities in and around Andes. This unique combination of community resources provides a major building block for the Andes' development strategy.

Another distinguishing characteristic of Andes is its rich history, reflected in the quaint architectural style characteristic of the Catskill region. These unique buildings that line Main Street invite tourism-based development strategies.



Revitalization and street beautification are two critical components of such strategies.

Andes' Main Street has considerable economic development potential. Existing community services provide a good foundation for future development and enhancements to the Main Street area in the Village of Andes. There are opportunities for new businesses to locate in vacant commercial buildings on Main Street. In addition, the Main Street is located on a major thoroughfare, Route 28, which brings visitors and potential patrons to this area. Bringing additional business to Main Street and further enhancement of Andes' Main Street will strengthen its ability to attract tourists.

### Strengths of Andes

There is a close relationship between the trends and conditions experienced in the Town and Village of Andes. Andes' strengths and challenges are summarized for understanding and synthesizing the information to suggest a vision for the future of Andes. In order to provide a foundation for the discussion that follows, it is useful to summarize Andes major strengths and challenges. In no particular order, the following are the strengths of Andes, as identified by Town and Village residents in their responses to the Andes Survey conducted by the Delaware County Planning Department in the Fall of 2001:

### *Strengths of Andes*

- |                               |  |
|-------------------------------|--|
| ➤ Affordability               | ➤ Proximity To Health Care                       |
| ➤ Architecture                | ➤ Rural Character                                |
| ➤ Ballantine Park             | ➤ Safe, Low Crime, Clean Streets                 |
| ➤ Cemeteries                  | ➤ School   |
| ➤ Churches                    | ➤ Small Village Businesses, Stores & Restaurants |
| ➤ Hunting & Fishing           | ➤ Tourist Attractions                            |
| ➤ Library                     | ➤ Town Pool, Ski Center, Tennis Courts           |
| ➤ Local History               |  |
| ➤ Location & Landscape        |  |
| ➤ Outdoor Recreation & Trails | ➤ Water  |

Protecting the rural, small-town character of the community is an ever-present primary planning goal. This was a principal goal identified in the previously prepared Comprehensive Plan and was re-emphasized by the Andes residents in

their responses to the Andes Survey conducted by the Delaware County Planning Department in the Fall of 2001.

### Challenges of Andes

Despite the assets discussed, economic development in the Town and Village of Andes has been slow to advance in recent years. The area continues to grow more appealing to retirees and second homeowners, creating new housing stock within Andes. However, the housing growth results in increased costs to the Town and the Village for infrastructure and services, and ultimately increases the overall cost of living in Andes.

The existing challenges or problems with Andes were identified among the responses to the survey conducted by the Delaware County Planning Department. The challenges listed reflect common responses from the written responses:

### *Challenges of Andes*

- Create Safe Bike Paths
- Enforce Existing Laws
- Enforce Noise Ordinance
- Enhance Main Street: Flower Pots, Landscaping, Facades Painted, Streetlights
- Expand Public Sewers
- Improve Cell Phone & Emergency Communication Systems
- Improve Roads & Sidewalks
- Increase Public Transportation
- Need Affordable Housing
- Need Business Opportunities, Industries, Jobs to Help Tax Base & Keep/Attract Younger People
- Need Parking Lots
- Need Services: Drug Store, Home Improvement, Hardware, Medical, and Dental Offices, Supermarket
- Protect Existing Family Farms
- Reduce/Hide Above-ground Wires in Village
- Remove Junk Cars & Trailers
- Rising Cost of Living & Taxes
- Utilize Tourist Attractions, Arts & Culture

Many of these challenges are due to Andes remote location, and a remedy for these challenges may not be readily available in the near future. Andes' vast size of approximately 111 square miles of land area creates a problem for providing infrastructure needs to all of its residents. Small rural roads that once served farms years ago and have since been abandoned, are now being required for access to the



new residential areas. Cottages, mobile homes, and vacation homes are altering the appearance of the area.

As stated in the previous Town of Andes Comprehensive Plan, "as more and more vacation homes are built, the resulting demand for services, such as road maintenance, snow removal, fire protection, police protection, and ambulance services may go beyond the current capabilities of local government". Today, as the community's issues are revisited, these concerns and challenges continue to hold true.

## 2.4 A Vision for the Future

The values of the past must be related to the needs of the present and the future. As recognized in the previously prepared Comprehensive Plan, individual planning could no longer protect and preserve the very qualities that the citizens of the Town and Village have come to expect. "Let's keep Andes the way it is", was the desire of the community in 1977 and still holds true twenty-five years later. However, as time moves forward, population increases, and technological advances have led to changes that must be made to provide adequate services for the citizens of Andes.

Given the infrastructure, regulatory limitations, and the small size of the local work force, Andes is limited when attracting new large businesses to locate within the community. It is unlikely to become a regional employment center due to the small population base and a strong reliance on the automobile.

On the other hand, Andes has created a new vision for itself that has a strong tax base. Andes is located amongst the scenic grandeur of the Catskills and hence, many residents have remained in the area due to its location and natural beauty. Many tourists already visit the Catskills, and tourists are always looking for things to do. As a result of the NYC Watershed Agreement, there are substantial State resources primed for investment in the community, therefore the potential to highlight Andes as a destination location is considerable.

Attractive, carefully developed, orderly communities have inherently sound economic foundations. Within Andes, planning can establish logical patterns of land use, which are based upon the needs and desires of the community. Based on these considerations, this plan sets forth a vision founded on the following elements:

- Revitalize Main Street through streetscape improvements, building stabilization and renovation, and business attraction.
- Retain Existing Businesses through the above strategy, tax incentives, and a marketing strategy.
- Target Gaps In Retail And Services. Currently, residents of Andes must go outside of either the Town or the Village of Andes to purchase goods and

services. Filling the gaps with businesses in the community makes good business sense.

- Promote Tourism through both events and facilities. Focus on the arts, cultural events and activities, as well as, historical events and activities.
- Restore And Rehabilitate the existing housing, and attract investment in high quality permanent and rental housing.



### 3.0 LAND USE & ZONING

#### 3.1 Existing Development Patterns

Land use patterns in Andes are illustrated in Figure 3, "Land Use Classification"<sup>15</sup>. Residential land use is the most prevalent land use, followed by wild, forest, and conservation lands; public service lands; agricultural lands; recreational and entertainment lands; community service lands; commercial lands; and then industrial lands. Andes has one industrial property, although there are no active industries in the Town or the Village. The agricultural land is primarily located in the northern portion of Andes. See Figure 4, "Zoning Map", prepared by the Delaware County Planning Department.

The zoning in Andes is primarily for residential development. In the Town of Andes there is only one zoning district, the General Rural District. In the Village of Andes there are four zoning districts, Highway Residential (H-R), Industrial (I), Rural Residential (R-R), and Village Residential (V-R). The Village is primarily Rural Residential, and along Main Street the lots are a combination of Highway Residential and Village Residential. See Figure 4, "Zoning Map", prepared by the Delaware County Planning Department.

The City of New York and New York State own a significant portion of the land in Andes, while the Department of Environmental Conservation administers these lands. The majority of state-owned land belongs to the Catskill Forest Preserve, with the exception of some public reforestation and private in-holding lands. The bulk of the Catskill Forest Preserve land is located in the southern portion of the Town.

An important aspect of this ownership is the effect it has on taxes. The State does not pay taxes to Andes, but rather, pays an amount in lieu of taxes, equal to the tax rate at the time of acquisition. Since this land was purchased when Catskill land prices were low, the State payment is a small percentage of what the land would be taxed at in private ownership. However, the Forest Preserve is an incredible aesthetic and recreational amenity that draws residents and visitors who pay taxes and spend tourism dollars to Andes. Therefore, the land value is significantly enhanced.

The majority of the residential development is single-family homes, which are distributed along the various transportation routes within Andes. "Second" homes or ski vacation homes comprise a larger proportion of the residential development. It is estimated that approximately 60% of the residential homes in Andes are

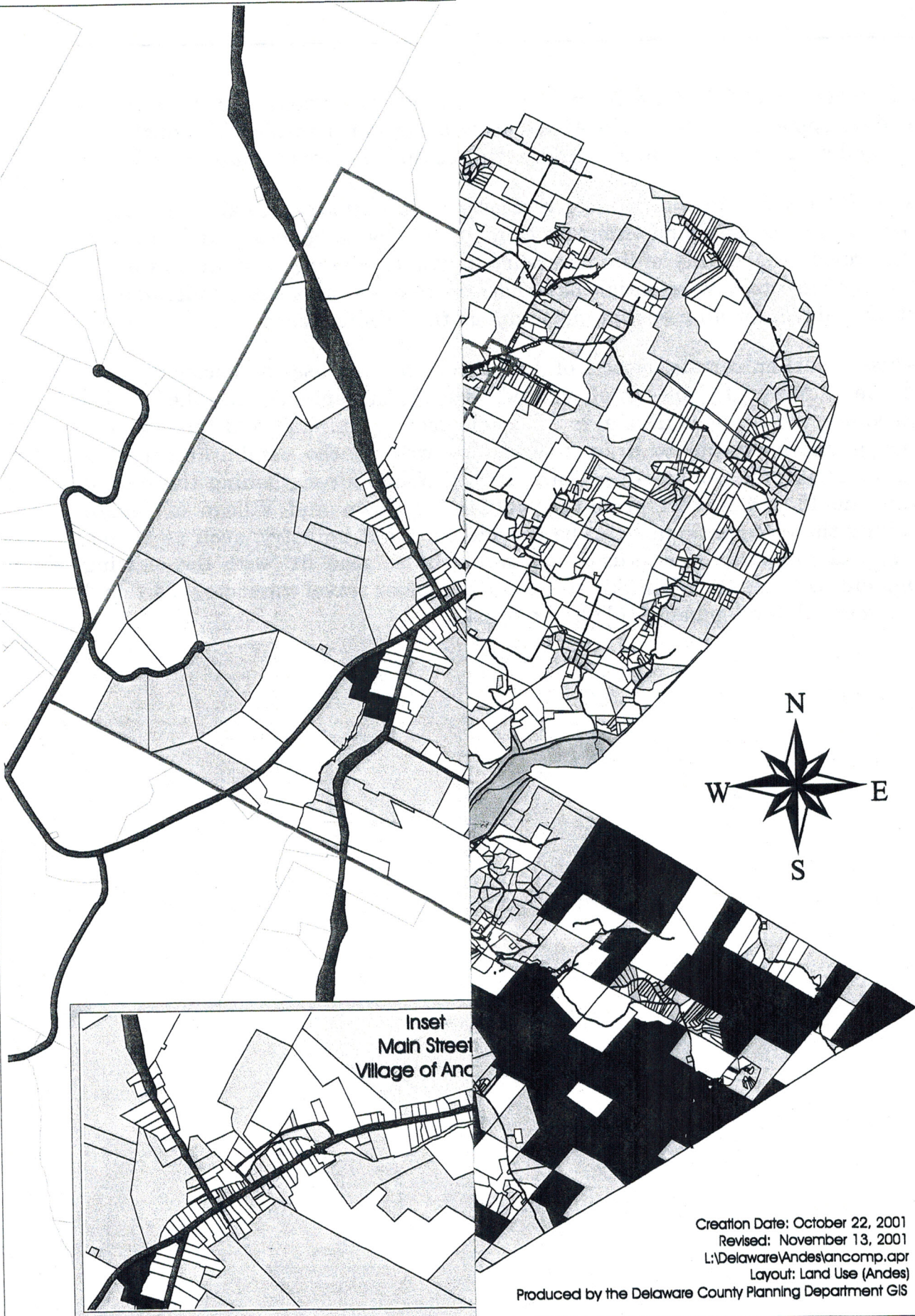
<sup>15</sup> Delaware County Planning Department GIS, December 5, 2001.

“second” homes and 73% of the Town of Andes parcels are owned by non-residents. Recent development trends within Andes show a continued residential growth, as more second homeowners move into Andes with possible retirement use in view.

Andes, offers a wide range of outdoor recreational opportunities to all age groups. The primary recreational and entertainment resource is the Bobcat Ski Center. In order to provide the quality of life necessary to attract seasonal visitors as well as year round residents, it is essential that Andes continues to enhance a wide range of recreational and entertainment options to match the varying needs.

As discussed earlier, certain aspects of Andes' current land uses and economy that should be addressed and implemented are enhancements to the area's infrastructure, including additional retail developments, dining establishments, and streetscape improvements to draw tourists, as well as the establishment of a retirement community or long-term care facility. While strengthening the tourist economy should remain the primary goal for the Town and Village of Andes, diversifying the economy could also be considered. Light industry, such as media, printing, and computer-based businesses would be a “good fit” with the existing development. Outside the Main Street area, along major travel corridors, additional light commercial development could be explored.





Inset  
Main Street  
Village of Andes

Creation Date: October 22, 2001  
Revised: November 13, 2001  
L:\Delaware\Andes\ancomp.apr  
Layout: Land Use (Andes)

Produced by the Delaware County Planning Department GIS



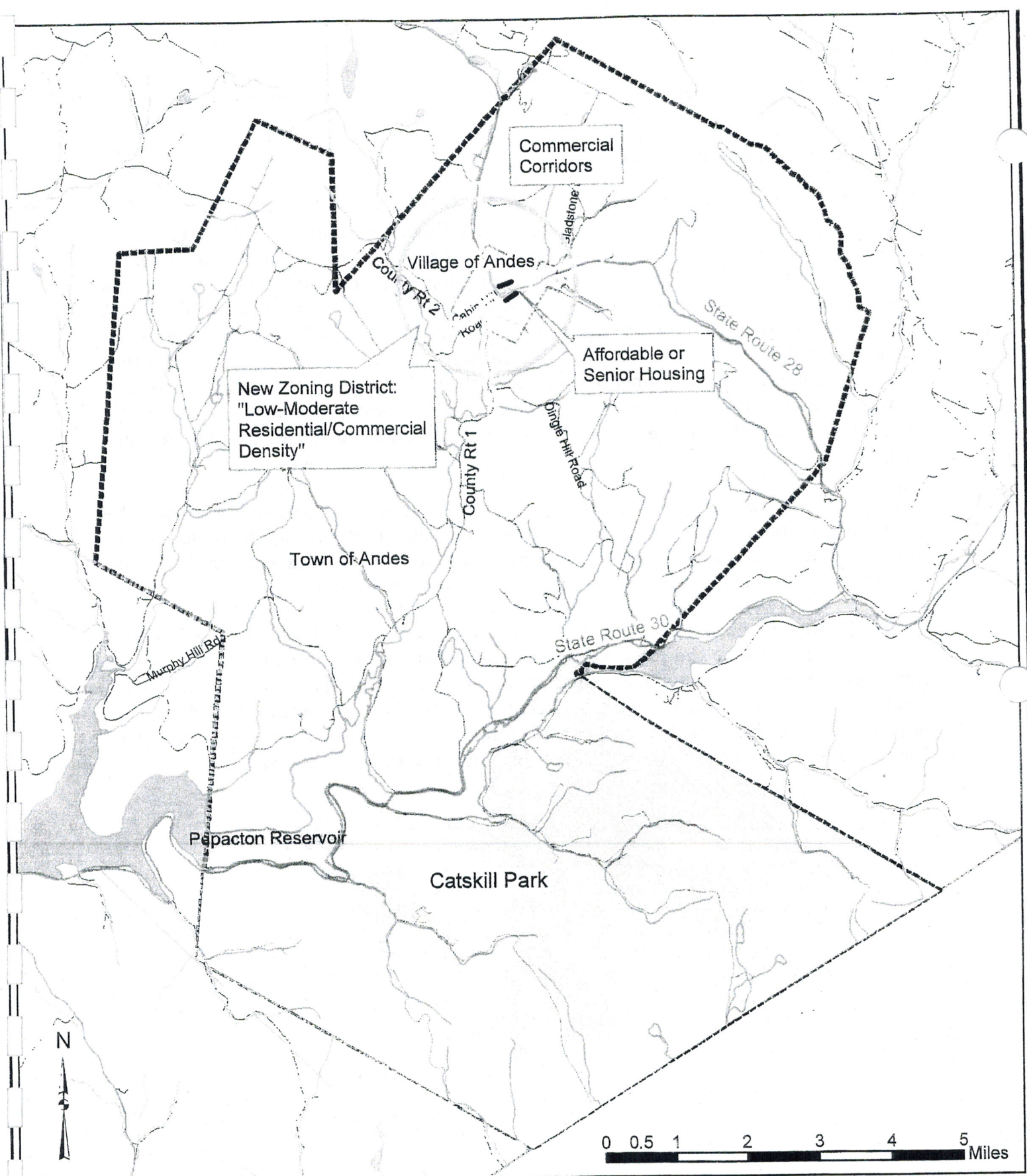
### **3.2 Development Potential**

Despite the ample vacant developable land and a viable tourist economy, commercial land uses are primarily in the Village area, along Main Street, as illustrated in Figure 3, "Land Use Classification," due to access to the primary transportation routes. This commercial development can be characterized as specialty/niche shops, restaurants, motels, and office buildings. Additional commercial development may be needed if Andes desires to entice additional residents and tourists year round. In January 2002, at a public information meeting, Andes residents identified locations throughout the Town and Village that would be beneficial to future commercial development. Attached as Figure 5, "Future Land Use Recommendations," is a map illustrating the residents' land use design ideas.

With the availability of telecommunication technologies, a recent trend has been the emergence of home-based business and telecommuting. Proximity to major urban centers such as Albany, Kingston, Poughkeepsie, and New York City make Andes an ideal location for telecommuting and home-based businesses.

There are limited vacant parcels scattered throughout the Village, not all of which are developable due to the presence of resource constraints such as wetlands, slopes, and regulation restrictions associated with the watershed. There are some vacant commercial buildings along Main Street that have a potential for reuse and development within the Village. See Figure 6, "Village Orthophotography", this Figure provides an aerial view of the Village and its existing land uses.





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**New England Office:**

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## FUTURE LAND USE RECOMMENDATIONS

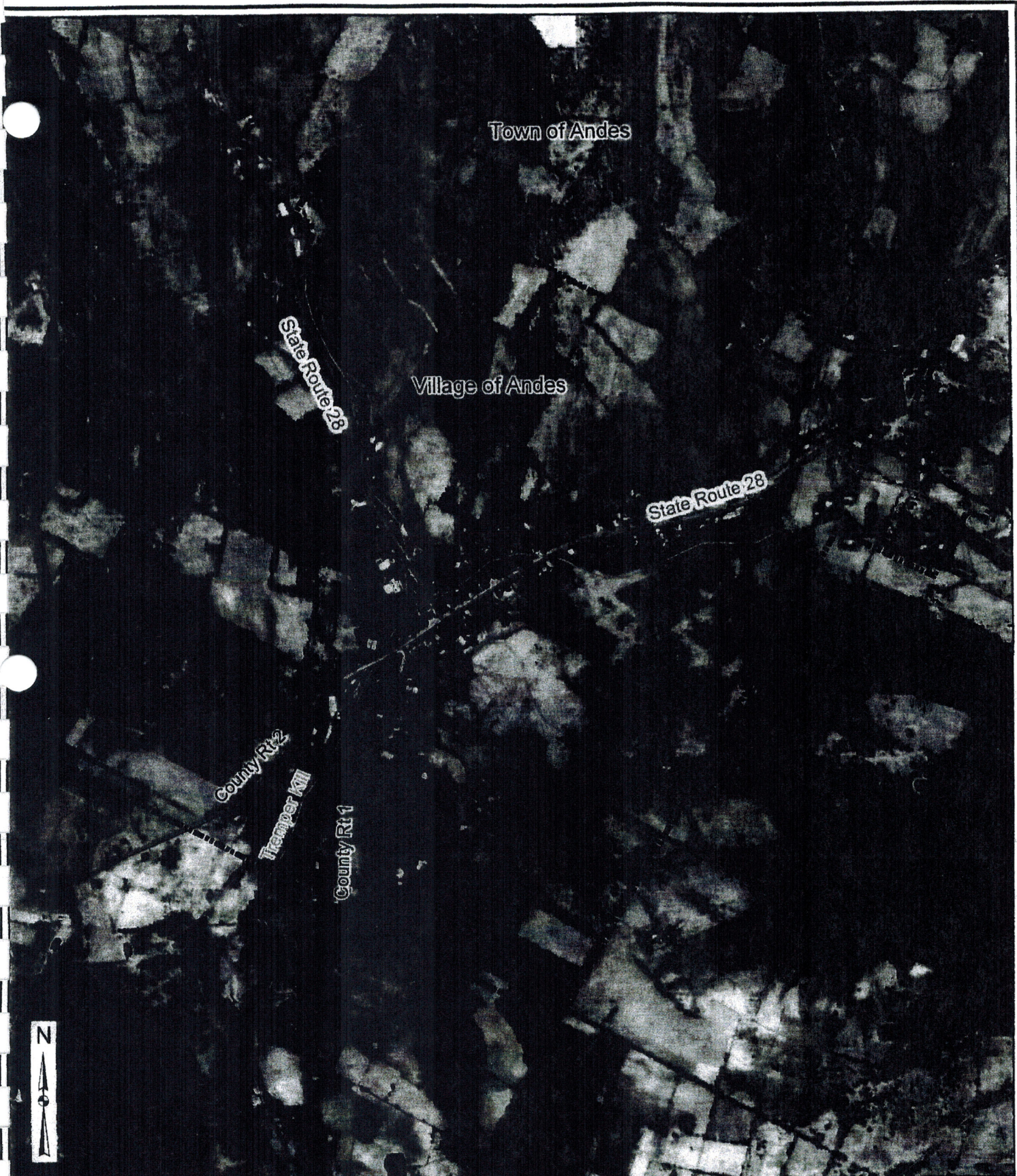
**Town of Andes  
Delaware County, New York**

Date:  
Nov., 2002

Scale:  
See Scalebar

Project #:  
10189.00





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**New England Office:**

99 Derby Street Hingham, MA 02043

## VILLAGE ORTHOPHOTOGRAPHY

**Town of Andes  
Delaware County, New York**

Date:

Nov., 2002

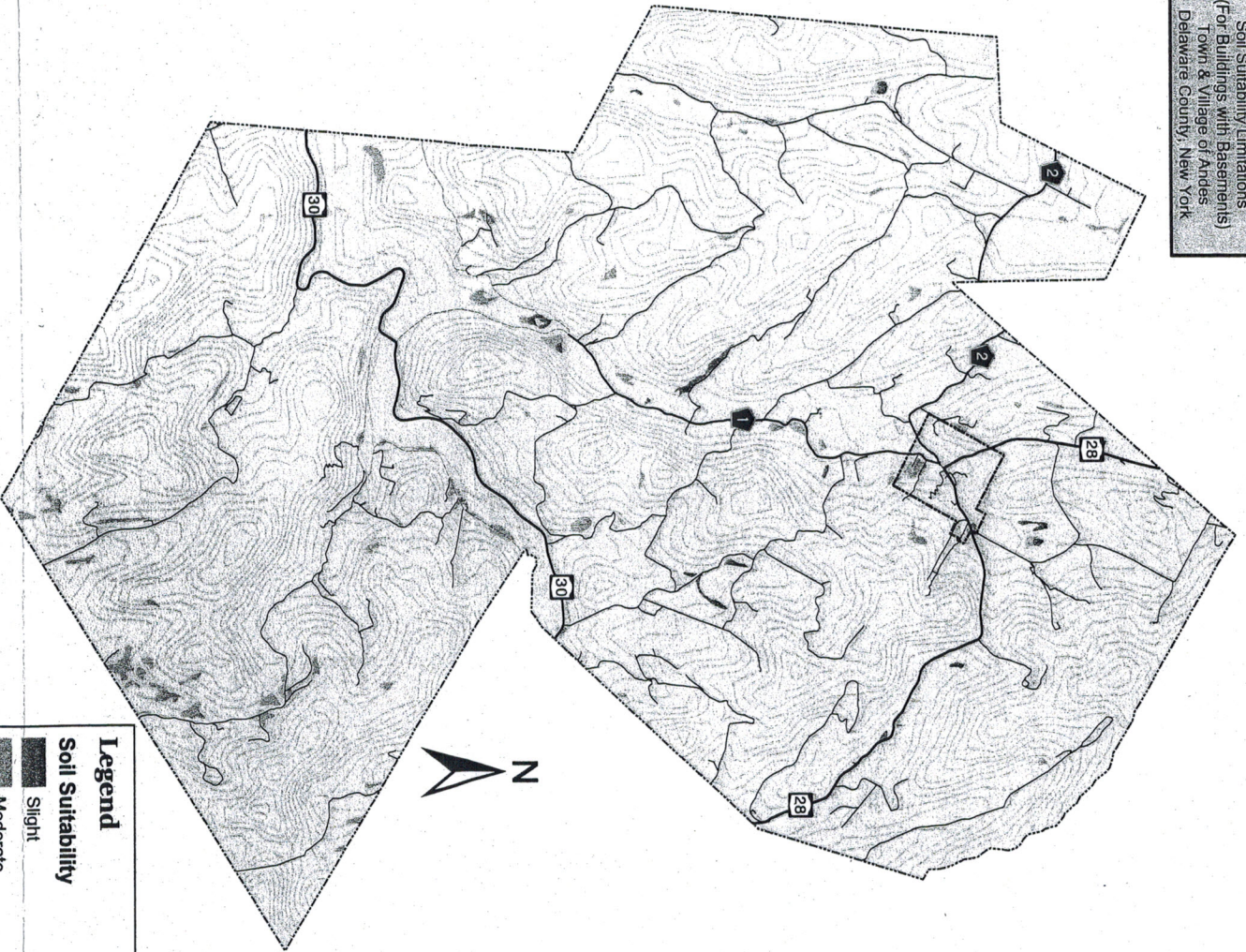
Scale:

1 inch : 600 ft

Project #:

10189.00





**Legend**  
**Soil Suitability**

Slight

Moderate

Severe

Town Boundary

Village Boundary

Local Road





### 3.3 Locating Suitable Lands For Development

Three important characteristics of the soil relevant to determining suitability for development or, specifically, a septic tank absorption field are depth to water table, depth to bedrock, and drainage. When combining these factors, the degree for suitability of soil for a septic tank absorption field can be expressed as “slight,” “moderate,” or “sever.”

According to Figure 7, “Soil Suitability Limitations,” (for buildings with basements), the Town and Village of Andes are limited as to where development is suitable; most of Andes is severely limited<sup>16</sup>. This rating takes into account the soil constraints, including slope and drainage, according to information obtained from the Delaware County Soil Conservation Service. Existing development in Andes is concentrated in the areas where there are slight and moderate slope limitations.

### 3.4 Local Land Use Regulations

Residents of Andes responded with written comments to the Survey conducted by the Delaware County Planning Department in 2001, and described regulations that needed to be amended. These recommendations included adding Architectural Guidelines, Streetscape Guidelines, greater enforcement of noise ordinances and junk car regulations.

The local land use regulations should be updated for consistency with the Joint Comprehensive Plan. In combination of residents’ comments and a thorough review of the local codes for both the Town and Village, the following local land use regulations should be updated:

Clustering: Zoning regulations in the Town and Village of Andes should be modified to include requirements for clustered developments. A “clustered development” is a subdivision plat in which layout, lot size and some bulk requirements may be modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings, structures, roads, utility lines, and other infrastructure, parks, and landscaping in order to preserve the natural and scenic quality of open lands.

Junk Cars: Enforcement of existing zoning regulations regarding junk vehicles in the Town and Village of Andes should be encouraged.

Mobile Homes: Both the Town and Village currently have zoning regulations pertaining to mobile home parks, and the Village has additional regulations for “mobile homes/modulars.” However, both zoning codes should clearly define “mobile

<sup>16</sup> Ibid.



home,” “manufactured home,” “double-wide home,” and “trailer home.” Due to the strong need for affordable housing in the community, a fair and equitable law should be implemented to accommodate this growing need.

Cellular Towers: The Town of Andes adopted a cellular tower regulation in 2001. The Town should complete an inventory of potential sites for future tower locations that would be beneficial to the overall community.

Streetscape Design Guidelines: To enhance the Main Street, streetscape improvements, and corresponding design guidelines are needed. Modifications to the Village of Andes’ setback ordinance will ensure that the location of storefronts, relative to the road, are consistent and encourage pedestrian traffic and window-shopping. The Town of Andes should also re-examine the Town’s zoning districts along the major road corridors leading into the Village. A transitional streetscape design may be desired for these road corridors. The adoption of “Streetscape Guidelines” will provide Andes with a tool to implement the design elements. The adoption of contextual signage and other improvements will further assist in the refurbishment of Andes identity.

Architectural Review: The Planning Board as part of its regular process has the right to architectural, environmental, and legal review.

Low-Moderate Density – “Buffer-Zone”: The zoning districts in the Town of Andes should be reevaluated to consider the creation of a new residential district. This district may provide a mix of residential and commercial uses at low to moderate density as “buffer district” between the Village of Andes and the outlying residential areas of the Town. This district should provide a low to moderate density mix of residential and commercial uses, as compared to what is currently permitted under the zoning regulations.

Wind Turbine or “Wind Amplified Rotor Platform” (WARP):<sup>17</sup> There is a potential necessity for a renewable energy source program in the future that could mean the difference between Andes as a viable community, able to maintain itself through crisis, and one that may decline. The Town and Village of Andes should consider at least one alternative energy source, with the prospect of choosing another type of energy (e.g. hydro, solar, etc.), depending on need and/or feasibility. One wind turbine can provide power to 240 homes, town streetlights, floodlights, municipal buildings, a stadium, and have enough power left over to sell back to the power company. Andes needs to determine if WARP is feasible, and then locate land areas where a wind turbine or WARP can be placed. Residents should be surveyed for opinions on a wind turbine, WARP, or other renewable energy source for Andes

<sup>17</sup> [http://www.windpoweronline.com/marketarea/proposition\\_templates/Warp.pdf](http://www.windpoweronline.com/marketarea/proposition_templates/Warp.pdf)

### 3.5 Goals & Objectives

The residents of the Town and Village of Andes expressed concern for maintaining the high quality of life in the community, while allowing for planned future commercial and residential growth and change. The current rural and agricultural character is highly valued, and the need to preserve agricultural land uses and activities is also viewed as crucial to preserving this character. Significant concern was expressed with respect to preserving the traditional features of the cultural and historic resources of the community.

Many view both the quality and location of future development with concern. In order to preserve the character of the community, commercial development has been targeted within the Village of Andes and in some areas along the State highways within the Town.

Several goals and objectives were identified at community meetings for the Town and Village of Andes:

#### Goals

**Goal 1:** *To properly allocate land uses within the Town and Village, in order to provide the appropriate land use regulations to protect environmental quality, historic resources, quality of life for year-round and seasonal residents while promoting economic development. The Town and Village of Andes will promote the efficient use of land in localized settings of development so as to avoid environmental degradation, preserve open space, provide cost-effective infrastructure, and reduce the potential for land use conflicts.*

#### Objectives

- Coordinate future commercial and residential growth with the capacity of the Town and Village's infrastructure.
- Provide and enforce development standards and criteria to promote the efficient use of land, improve and maintain visual quality, and accommodate transitions among potentially conflicting uses.
- Designate areas within the Town of Andes that are suitable for future wireless communication tower development.
- Promote the use of mapping resources in the review of land use development applications.

**Goal 2:** *To provide opportunities for commercial uses and professional businesses in well-designed, localized centers to avoid strip development.*



### Objectives

- Designate areas to promote additional growth and economic development in the Town and Village of Andes that are appropriate and compatible with surrounding uses.
- Provide appropriate locations and standards for commercial development within both the Town and Village of Andes.
- Incorporate into site plan and subdivision standards such considerations as landscaping, buffering, signage, and other factors related to site design and visual impacts.

**Goal 3:**     *Preserve the rural and agricultural character of the Town and Village and provide support to the agricultural community.*

### Objectives

- Provide zoning controls and other incentives to support agricultural activities in the Town and Village of Andes.
- Encourage the preservation of important viewsheds and vistas within the Town and Village of Andes.

**Goal 4:**     *Support the historic identity and integrity of the Town and Village of Andes.*

### Objectives

- Provide land use regulations and development policies in order to protect historic resources within the Town and Village of Andes.

**Goal 5:**     *Support the cultural integrity and quality of life within the Town and Village of Andes.*

### Objectives

- Provide land use regulations and development policies in order to protect the cultural resources within the Town and Village of Andes.

## 4.0 ECONOMIC DEVELOPMENT

### 4.1 Local and Regional Economy

The economy of Andes is linked to that of the Catskill region, which is diversified (concentrated in the service, manufacturing and agriculture sectors), but small in scale. Tourism is particularly important to the Catskill economy, contributing \$670 million to the five county-economy in 1997<sup>18</sup>. The tourism economy is primarily generated from visitors to the area and their spending on hotels, transportation, dining, shopping, entertainment, and miscellaneous goods and services.

Economic development is an activity that creates employment and a tax base for a community. To meet future changes and challenges, it is critical that the people of Andes plan for the future. Currently, Andes' economy is predominantly based upon commercial activities, agriculture, recreation, and tourism. Further economic development within Andes can best be achieved through an expansion of commercial and business interests, professional services, an enhancement of recreational opportunities, and expanded tourism services.

One of the forces that impacts Andes' economy is land use and environmental regulations administered by the New York City Department of Environmental Protection as a result of the 1997 New York City (NYC) Watershed Memorandum of Agreement (MOA). The MOA gave the NYC a five-year Filtration Avoidance Determination (FAD) allowing it to avoid building an expensive water filtration plant if it could prove that environmental protection efforts could adequately preserve water quality. The Catskill Watershed Corporation (CWC), a not-for-profit corporation established as part of the MOA, was created to make decisions for the disbursement of many of the Watershed Protection and Partnership Programs. One of these funds is the Catskill Fund for the Future (CFF) that will receive approximately \$60 million from NYC over a six-year period.

The adoption of the MOA has resulted in the formulation of State level economic development strategies. New York State Department of Economic Development will continue to support environmentally responsible economic development projects in the Watershed through the use of an information center, and by creating public relations and tourism development program, a regional economic development program, and an industrial productivity program<sup>19</sup>.

<sup>18</sup> Catskill Watershed Corporation Report, 1999

<sup>19</sup> Summary Guide to the terms of the Watershed Agreement: A Guidebook for Government Officials, Planning and Zoning Board Members, and Citizens of the Catskill/Delaware Watershed; The Catskill Center for Conservation and Development, Inc., October 1997.



It is clear that environmental concerns and the historic character of Andes could be affected by economic activities. However, economic development does present opportunities to protect and strengthen the natural environment and historic character. For example, potential conflict may exist if new construction or incompatible uses are promoted in historically sensitive areas. Alternatively, economic development could strengthen preservation goals in providing for adaptive use of significant buildings. Historic character plays a central role in the objectives related to commercial revitalization and tourism promotion, and this role should be strengthened as part of both previously stated goals.

Another important economic development strategy for Andes will be regional cooperation. The Town and Village of Andes, along with the Andes Chamber of Commerce should keep up-to date on, and actively participate in, economic development efforts such as those of the Delaware County Chamber of Commerce, Catskill Watershed Corporation, and Catskill Center for Conservation and Development. Andes may also wish to cooperate regionally to encourage the development of manufacturing, however, suitable parcels within the Town and Village of Andes are extremely limited.

#### Local Business Trends

Employment opportunities in and near Andes are limited. The largest local employer continues to be Andes Central School. An analysis of commercial activity issued by the Village of Andes shows that there have been at least two new businesses opening every year in the Village. In August 2001, 'Main Street Andes' was awarded the Arnold Banker Tourism Award "in recognition of their dedication to the promotion of tourism in Delaware County" by the Delaware County Chamber of Commerce.

One tool that can be used to reverse the decline in Main Street businesses is through Section 485-b of NYS Real Property Tax Law. Businesses and industry that make \$10,000 in improvements through construction, alterations, or installation are automatically eligible for property tax exemptions. This exemption is worth 50% in the first year and then declines to 5% in the tenth year. While the Village can promote this economic incentive through advertising, the business owner must apply for the tax exemption.

#### Local Economic Development Resources

There are a number of local development resources available to the Town and Village by way of technical assistance and financial support. These resources include public and private agencies devoted to business creation and development, Town and Village improvements, tourism, the arts, environmental projects, housing, infrastructure improvements, healthcare, recreation and others.



## 4.2 Town and Village Businesses

### Local Business Community

A Business Survey was mailed in July 2002 to businesses within the Town and Village of Andes. The survey was redistributed in October 2002, through the Andes Chamber of Commerce, to further reach-out to these businesses. The purpose of this survey was to gain insight into the specific needs of the local business community. A copy of the survey form and the responses are found in Appendix C.

Each of the local businesses in the community offers a unique and different service to the local and regional community. Each responding business identified their current market, which ranged from Andes and neighboring townships, to the surrounding counties, and to the greater region including Albany, New York City, Connecticut, and Vermont. Many of the businesses stated their location choice was based on a quality of life issue, and ultimately they wanted to live and work in Andes due to its rural, natural environment.

The assets identified by Andes business owners included the close proximity to NYS Route 28, the historic Village atmosphere, the lack of competition in the area, the overall community appearance, and the high quality of life. Quality of life within the business community was identified to include a walkable Village with good cafes and restaurants, specialty shops, and low taxes. Of the businesses that responded to the survey, none of them have considered relocating.

Results of the business survey also showed that there were several areas for improvement in Andes. The lack of business incentives offered to existing and potential future businesses in Andes were described as the major impediment to the revitalization of Main Street. Other issues mentioned were the small labor force, which was often considered as a weakness, and for some of the businesses, the low local income levels often caused a problem of disposable income within the local market. Of the respondents to the business survey, no significant plans for expansion were expressed. Andes Hotel expressed a strong desire to continue its renovation, as it serves as a prominent central feature on Main Street.

A survey of the households in the Village of Andes for the sewer district was conducted from March 31, 2002 to April 10, 2002. Based on the results, approximately 66% of the households were low to moderate income.

### Expansion of Sewer District

The New York City Department of Environmental Protection (NYCDEP) has planned to build and install a municipal sewer system, in response to compliance regulations imposed as part of the NYC Watershed Regulations. This new sewage



infrastructure will be placed along Route 28 and will be offered to Village residents. A survey of the businesses and households in the Village of Andes, for the sewer district, was conducted from March 31, 2002 to April 10, 2002. Commercial buildings along Main Street will benefit from this sewer connection, and several businesses will have a chance to expand. Along Main Street there are twenty-nine commercial establishments, employing 183 people. Of interest to the community, of those employed in Andes, 113 people or 61% have low to moderate incomes<sup>20</sup>. With this expansion of the area's infrastructure, several businesses will have the opportunity to expand, allowing businesses an opportunity to hire more employees and thus create a greater potential for profitability in the future.

**Table 4.2-1 Andes-Small Cities Household Survey – 2002<sup>21</sup>**

Total Households Surveyed			Percent	Total Residents Surveyed			Percent
<b>Total Households 103</b>				<b>Total Population in Survey 219</b>			
Very Low Income	13	13%		Very Low Income Households	26	13%	
Low Income	19	18%		Low Income Households	40	20%	
Moderate	36	35%		Moderate Income Households	77	34%	
<b>Total Households LMI</b>	<b>68</b>	<b>66%</b>		<b>Total Residents LMI</b>	<b>145</b>	<b>66%</b>	
Over	36	35%		Over	75	34%	
Persons Over 62	52	50%		Persons Over 62	67	31%	
Persons Disabled	21	20%		Persons Disabled	22	10%	
Retired in Household	44	43%		Retired in Household	55	25%	

### Andes Chamber of Commerce<sup>22</sup>

The Andes Chamber of Commerce is an association dedicated to promoting the general welfare and prosperity of the community and its local businesses. The Chamber provides cooperation and a working relationship between the local business community and local government and/or other civic organizations. Further, the Chamber strives to stimulate the public sentiment for the overall benefit of the community and its inhabitants. The Andes Chamber of Commerce meets the first Monday of each month at the Andes Hotel.

The Chamber of Commerce provides services to its members through various committees within the organization. The committees are composed of Chamber members. Joining a Chamber committee also provides members with an opportunity to impact or influence the position the Chamber takes regarding

<sup>20</sup> According to Andes – Small Cities Household Survey – 2002, Door to Door survey of Entire Sewer District Conducted 3/31/2002 to 4/10/2002 by George E. Calvert.

<sup>21</sup> Ibid.

<sup>22</sup> <http://www.andesny.org/chamber/index.html>

concerns and issues within the community. The members of the Andes Chamber of Commerce work together through committees to sponsor a variety of events and services to the community, such as:

- Andes Community Day
- Annual Dinner
- Beautification Services
- Charitable Contributions
- Christmas Tree Lighting
- Flag Posting
- Founder's Day
- October Colors and Crafts
- Outdoor Sign Board

➤ [www.andesny.org](http://www.andesny.org)

The website receives more than 50 visits daily, and approximately 2 ½ pages are read per visit or about 125 pages daily at the website, helping make Andes a destination.

Delaware County Chamber of Commerce <sup>23</sup>

The Delaware County Chamber of Commerce unites hundreds of business and professional firms within the County. The Chamber functions as a central agency with the purpose of improving businesses and the business environment, as well as building stronger communities<sup>24</sup>. The Chamber's mission is to promote private enterprise and mutually beneficial relationships among its members. They also foster business and community growth through government relations, member services, education relations, community development, and economic development<sup>25</sup>.

The Chamber has approximately 900 members from the County's business, farm, and professional community. Together businesses work together to enhance the economics of the overall County.

Delaware County Chamber of Commerce offers specialty publications, brochures, maps, and guides for area attractions to assist visitors in the Western Catskill Mountains. Businesses in Andes have the option of being a member in both the Andes Chamber of Commerce, as well as the Delaware County Chamber of Commerce. The Delaware Chamber serves as a tool to its members by understanding and addressing issues that are significant to the local businesses and offering services to members that contribute to the development of the local economy, as well as providing the option of health insurance for members. The organization also serves to provide information to members and to the general public in an effort to foster intelligent opinions regarding local, state, and national

<sup>23</sup> <http://www.delawarecounty.org>

<sup>24</sup> [http://www.delawarecounty.org/chamber\\_info/](http://www.delawarecounty.org/chamber_info/)

<sup>25</sup> [http://www.delawarecounty.org/about\\_the\\_chamber/](http://www.delawarecounty.org/about_the_chamber/)



affairs, as well as to provide opportunities for members to initiate and enhance relationships with customers and suppliers<sup>26</sup>.

### 4.3 Economic Development Opportunities

#### Primary Marketing Strategy

The primary focus of Andes' economic development strategy should be a more in-depth and efficient utilization of area resources. An organized marketing campaign to target all existing and potential markets in relation to these resources would likely result in the achievement of desired economic and community goals. The top priority should be the year-round residents of Andes and the neighboring towns that already exist as a proven market. Secondly, by attracting other Catskill area residents as a whole, Andes could capture the wider region's share of year-round residents. This can be achieved through a campaign of advertising to target audiences, while concurrently expanding upon the existing arts, cultural, dining and shopping attractions and amenities that currently exist in Andes<sup>27</sup>.

There is also a large market that exists in the number of seasonal homeowners in the area. Seasonal visitors and 'weekenders' who come to Andes for traditional events and holidays such as the annual Community Day, could be captured as perhaps additional year-round or seasonal homeowners. By enhancing the area's overall infrastructure, including elements such as area streetscapes, the municipal website and communications network, Andes could also build upon return visits by both casual and 'destination' tourists<sup>28</sup>.

Recreational opportunities related to the natural and scenic beauty of the area are mountain biking, fishing, hiking, and cross-country skiing should be further promoted. These recreational opportunities will be important for attracting rural professionals as well as early retirees who have comparatively more leisure time.

#### Revitalizing Main Street

Main Street is one of Andes greatest assets. Main Street contains an interesting array of historic buildings and architecture. In order to retain existing businesses and attract new businesses, incentives are needed for businesses and homeowners to rehabilitate the existing building stock. New businesses should be encouraged to locate in the commercial vacancies available in Andes.

To accomplish the former, economic development tools in the form of property tax reductions, loans and a sound marketing strategy will need to be implemented.

<sup>26</sup> Ibid.

<sup>27</sup> According to information provided by the Andes Comprehensive Marketing Subcommittee Report, dated January 9, 2003.

<sup>28</sup> Ibid.



Andes would also be wise to target historic preservation grant monies to rehabilitate buildings with historic value. Participation in Village government, local Chamber of Commerce, and funding institutions will be key to implementing these strategies.

### *Creating an Identity*

This plan proposes a secondary strategy of attracting additional arts, crafts, and related niche businesses based on the beautiful Catskill setting, historic buildings, location on a major thoroughfare, and a currently thriving arts culture. Andes should highlight its unique identity and encourage quality restaurants and shops that specialize in Catskill themes and material through crafts, antiques, and by catering to the outdoor recreation enthusiasts. The large attractive buildings along Main Street, coupled with the already active arts community, present a unique opportunity to develop artist studios and galleries within a walkable setting.

A companion strategy to revitalize existing buildings and attracting new businesses is the "beautification" of Main Street. Streetscape improvements including sidewalk repair and upgrade, adding street furniture, adding attractive landscaping and consistent signage, improving entranceways, reducing traffic speeds, and ensuring a safe pedestrian environment will enhance Main Street.

### *Promoting Tourism*

Andes may explore ways to expand its tourism base by improving its image as a year-round tourist destination and enhancing the existing recreational and entertainment opportunities found throughout the Town. Revitalization of Main Street will, in itself, stand as the primary vehicle for encouraging additional tourists to visit Andes. However, Andes does not currently have enough lodging for visitors and tourists. In order to keep visitors longer in Andes, Bed & Breakfasts should be encouraged. To encourage second homeowners to visit, Andes should put announcements of special events on the website.

Andes should also continue to expand the tradition of holding events such as festivals and fairs that feature locally produced products and encourage the patronage of local businesses and services. Promoting and interpreting the colorful history of Andes is another strategy for drawing tourists. Particularly appealing are the walking tours of the area's historic sites and natural amenities; these tours could be self-guided tours with appealing signage for visitors, or the tours could be given by volunteers of the community offering insight to Andes' history. Tying into regional tourism strategies and developing a closer working relationship with neighboring communities are other simple, yet effective strategies that should be pursued.



### Retaining and Drawing New Residents

Evidence suggests that there may be some in-migration by those seeking the quality of life that Andes has to offer, particularly the influx of new retirees. As previously mentioned, Andes has a large share of retirees, however, for future economic stability Andes must also attract young families with children. Additional investment is needed to improve quality of life for these younger residents so that they will remain in Andes and encourage other families to locate here as well.

Attracting younger families to Andes will require additional services, including the expansion of community services and facilities that cater to the younger generation. Expanded childcare facilities and a youth center and programming are needed to attract and support families. Andes should also continue its efforts to expand and improve recreational opportunities and rental housing. There is a shortage of quality rental housing for all population segments. A concerted effort is needed to rehabilitate the many older residences in Andes that are in poor condition and in need of work. Funding needs to be available for existing or prospective homeowners to improve these buildings.

Andes has a unique opportunity to attract new residents, as people are currently being drawn to communities that offer many of the same opportunities that Andes possesses. The possibility of owning a large attractive home in a good school district, combined with access to the arts, outdoor recreation, and nestled around a charming Main Street all succeed in creating Andes as an exceptional place to live, work, raise a family, or retire. In other words, there is a direct synergy between improving Andes and attracting new residents and businesses.

#### **4.4 Goals & Objectives**

Economic development creates employment opportunities and a tax base for a community. While industrial activity is the most visible form of economic development, it also encompasses commercial, professional services, and recreational development. The Town and Village of Andes have expressed the need for strengthening the local economy, while protecting the characteristics that provide its rural natural setting<sup>29</sup>.

Economic development could also strengthen preservation goals in providing for adaptive use of significant buildings. Historic character will naturally play a central role in objectives related to commercial revitalization and tourism promotion.

Enhancement to the Town and Village of Andes' economy can be met through the goals and objectives identified below.

<sup>29</sup> Delaware County Planning Department, Public Survey for the Town and Village of Andes, November 2001.

## Goals

*Ensure that adequate infrastructure is in place to protect environmental quality and promote economic development. Identify and designate areas to expand existing infrastructure to accommodate additional growth and economic development in a manner that ensures the protection of the environment within the Town and Village of Andes, while preserving the quality of life for year-round and seasonal residents.*

## Objectives

- Promote the development of distinctive niche markets and services that will continue to promote the Town and Village of Andes as a unique community.
- Diversify the tourism economy by promoting the historic resources within the Town and Village of Andes. In addition, support regional efforts that encourage both economic and tourist based initiatives within the area.
- Encourage both seasonal and year-round economic development to provide continued employment opportunities for Andes' residents.
- Identify future need for development and provide suitable locations and regulations for various types of developments. Update the Town and Village of Andes land use regulations in order to properly evaluate and provide the appropriate locations and design standards for future commercial development.
- Support and encourage new and existing appropriate businesses in the Town and Village of Andes.
- Promulgate appropriate wireless communication facilities and zoning regulations to promote, market, and support home-based businesses and telecommuting.
- Expand lodging opportunities by encouraging the opening of more Bed and Breakfasts in the Town and Village of Andes.



## 5.0 VILLAGE OF ANDES MAIN STREET PROGRAMMING

### 5.1 Main Street

There are several organizations that are working together to help improve the Village Main Street, such as Andes Community Empowerment, The Catskill Center for Conservation and Development, the Village Beautification Committee, and the Andes Chamber of Commerce. Andes Community Empowerment is a private organization that is funded through the Catskill Center for Conservation and Development.

The Catskill Center for Conservation and Development is located in Arkville and is a not-for-profit organization working to protect the natural resources of the Catskill Mountain region of New York State while fostering appropriate and sustainable economic development. The Catskill Center for Conservation and Development places an emphasis on the relationship between conservation and economic development, and how to offer both to communities. This organization currently assists Andes with various planning projects, including working with Andes and the NYSDOT with respect to roadway improvements, the upcoming new sewage infrastructure, and the desired renovations of sidewalks and plantings along Main Street.

Catskill Center for Conservation assisted Andes with a Community Empowerment Initiative in 1999, to identify community assets, needs, and problems. This report and the findings have extreme relevance to the community's current needs and problems and therefore has been attached as Appendix E.

The Village Beautification Committee is a locally sponsored committee through the Chamber of Commerce for enhancing the Village Main Street. The committee formed in anticipation of the NYSDOT reconstruction of Route 28 through the Village. The committee applied for a \$160,000 grant, which was awarded to the Town of Andes in September, 2002 by the Federal government for the streetscape enhancements following the reconstruction of Route 28 for road improvements and possible sewage infrastructure. This committee is currently made-up of members of the local business community and would be able to form a Local Development Corporation (LDC), which would be a not-for-profit, grant-seeking organization to enhance their efforts after the grant monies have been used.

A public information meeting was conducted in January 2002 with the residents of Andes to determine the overall design goals for future land use and along Main Street. Another public information meeting, for the purpose of identifying the residents' desire for revitalizing Main Street was held in April 2002. As a result of the public meeting, it was determined by the residents that the following Main Street programming and enhancements should be implemented:

- Add Landscaping
- Add Streetlights
- Adopt "Streetscape Guidelines"
- Adopt Village On-street Parking Regulations
- Create a Riverwalk & New Foot Bridge
- Create Consistent Signage
- Create Museums
- Create Off-street Parking
- Enforce Snow Regulations
- Ensure a Safe Pedestrian Environment
- Identify With Signage Significant Natural & Cultural Features
- Provide Street Furniture
- Repair & Upgrade Sidewalks

As part of this meeting, residents were divided up into small groups to discuss topics relating to Main Street. These topics included identifying the Main Street's strengths and weaknesses, as well as the design ideas for the future. It is important to note that each group identified the same strengths and weakness, and wished similar revitalization goals for the Main Street. The findings from this meeting are attached as Appendix D.

## 5.2 Goals & Objectives

Main Street possesses many architectural design features that make it unique to the area and give Andes its character. The Main Street area possesses great opportunities for expanding and improving the small-town atmosphere that Andes has always known.

Design features can be used to enhance and give a sense of place to a community. The people of Andes has identified that such design features would be beneficial to the Main Street area, such as sidewalks, "historic" streetlamps, benches, landscaping, and signage to enhance the historic character of the Main Street. The goals and objectives of the Village of Andes can be achieved through the following measures identified.



## Goals

*Enhance the Village's historic character along Main Street to encourage economic development and to improve the overall appearance and identity of the Village of Andes.*

## Objectives

- Develop public parking opportunities for those visiting the Village's Main Street.
- Encourage businesses that are compatible and will enhance the existing character of the Village's Main Street, such as development of distinctive niche markets and services that will continue to promote the Village of Andes as a unique community.
- Provide landscaping to enhance the overall appearance of Main Street.
- Extend quality sidewalks for pedestrian use from the Post Office to Town Hall and from the red light to the Village line on Depot Street. Encourage the design of sidewalks to be constructed using materials to provide an historic look to enhance the Main Street area.
- Develop programs and incentives to encourage businesses and homeowners to continue to maintain and enhance both the storefronts and homes along Main Street.
- Install streetlamps along the Village's Main Street designed to enhance the historic character of Main Street, and extend street lamps to other Village streets where suitable.
- Encourage the placement of signage along Andes' streets to designate and identify the significant historic buildings. In addition, provide signage that clearly provides the historic dates and a brief history of old buildings along Main Street.
- Provide benches along the Main Street to encourage an active streetscape for both residents and visitors.

## 6.0 INFRASTRUCTURE

Land use development is dependent upon the provision of a community's infrastructure. The availability of water and sewer facilities and accessibility via roads are important to residents and businesses. Adequate and well-planned infrastructure also plays a key role in maintaining the existing economic base and in attracting new businesses.

Careful planning of Andes' infrastructure needs will help assure that the community's goals are met, as infrastructure costs can be a large portion of a community's expenses. Therefore, public projects should be well planned and consistently maintained. Planning for the enhancement of the Town's infrastructure should include awareness of those elements that not only preserve, but also contribute to the historic and rural character of Andes.

### 6.1 Roads

The Town and Village of Andes are made up of approximately 111 square miles of land area. The land is interconnected by a roadway network made up of State, County, and local roads. Overall, there are approximately 151.03 miles of roadway within Andes; consisting of 111.46 miles of Town and Village roadways (2.46 miles in the Village and 108.98 in the Town), 9.35 miles of County roadways (all located within the Town), 18.72 miles of New York State roadways (1.55 miles in the Village and 17.17 in the Town),<sup>30</sup> and 11.5 miles of New York City roadways (all located within the Town) that straddle the southern portion of the Pepacton Reservoir.<sup>31</sup>

The New York State Department of Transportation (NYSDOT) maintains two sections of roadway through Andes: State Route 28 and State Route 30. Route 28 runs east/west in the northwest portion of the Town of Andes and through the Village of Andes. A portion of Route 28 is also known as Main Street, up until the point where Route 28 turns north as Delaware Avenue. The annual average daily traffic count on the section of Route 28 that includes Main Street is 1,275.<sup>32</sup> The annual average daily traffic count on the section of Route 28 that includes Delaware Avenue is 1,522.<sup>33</sup> As Route 28 veers off to the north, Main Street continues as Lower Main Street.

Route 30 travels in an east/west direction and runs adjacent to the Pepacton Reservoir. The annual average daily traffic count for the section of Route 30 that

<sup>30</sup> Per correspondence from the New York State Department of Transportation, dated November 29, 3002.

<sup>31</sup> According to information provided by Delaware County Planning Department, February 14, 2003.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.



stretches from the Town of Colchester line to the Shavertown Bridge, which crosses the Pepacton Reservoir, is 356.<sup>34</sup> The NYSDOT plows and salts both Route 28 and Route 30 throughout the winter season.

From the Village of Andes extending westward is Delaware County Route 2, which has an annual average daily traffic count of 650 for the stretch of road extending from the Village line to Fall Clove Road. Extending south from the Village of Andes is Delaware County Route 1, which has an annual average daily traffic count of 731 for the section that extends from the Village line to Dingle Hill Road. The traffic count lessens to an annual average daily traffic count of 438 as Route 1 flows further south and crosses the Tremper Kill.<sup>35</sup> County Road 1 is on the National Highway System / Federal Aid Surface Transportation Program.

The NYSDOT has currently scheduled improvements for Route 28 in the Village of Andes in the Spring of 2004. However, the schedule of construction for these improvements is contingent upon coordination with other planned streetscape enhancements and the current sewer project occurring in the Town. Improvements will relate mainly to curbing, drainage, and sidewalks. Highway shoulders will be widened to eight feet. There are also additional improvements to Route 28 stretching approximately 6.91 miles from the Village of Andes line toward Dunraven in a southeasterly direction. These improvements will encompass the overlaying of the existing pavement on Route 28 and to repair shoulders and guiderail where necessary. This construction is scheduled for May of 2003.<sup>36</sup>

The Delaware County Highway Department is responsible for the upkeep and maintenance of the two County roads that traverse Andes: County Route 1 and County Route 2. The County plows and salts both of these roads throughout the winter season. Route 1 runs north/south from the Village south to Route 30 where it ends. Route 2 runs east/west from the Village of Andes west into the Town of Hamden, where it ends. The County provides regularly scheduled maintenance as needed to these roadways throughout the year. There are no scheduled major improvements planned at this time for either County Routes.

The Town of Andes Highway Department is responsible for the remaining local roadways. Regular plowing and salting occurs on local roadways throughout the winter. Roads are prioritized based on school bus routes, and bus routes are plowed and salted first for safety reasons. There are some roadways that do not receive the regularly scheduled plowing and salting, and such roadways are posted with a seasonal sign on the side of the roadway. There are no scheduled major improvements planned at this time beyond the regular upkeep and maintenance.

<sup>34</sup> Per correspondence from the New York State Department of Transportation, dated November 29, 3002.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.



seasonal sign on the side of the roadway. There are no scheduled major improvements planned at this time beyond the regular upkeep and maintenance. However, the following is a list of recommended road improvements in the Town of Andes as compiled by the road committee and the Highway Superintendent<sup>37</sup>:

- The Town should complete a comprehensive inventory of the Town road infrastructure including drainage structures, signs, guide rails and other highway appendages.
- After completing a comprehensive inventory, the Town should add safety features such as signs and guide rails where warranted.
- The Town should work to improve the drainage system and highway structures to improve water quality and control erosion.
- The Town should work to improve gravel roads by improving sub base and drainage. Once a stable and well-drained sub base is obtained the Town should add an oil and stone surface treatment to decrease maintenance, erosion and improve ride ability.
- The Town should improve road slopes by cutting brush and selective thinning to maintain the aesthetic rural character of the Town.
- To enhance the ability of the Town Highway crews to complete the proposed improvements, the Town should invest in upgraded equipment when warranted and hire staff as needed.

## 6.2 Water

Andes' primary water supply source comes from a set of springs and a back up well, located on the eastern side of the Town. Although there is no "filtration plant", there is a small treatment plant for the well. This was developed as a proactive measure due to the identification of trace amounts of sulfur, radon, and manganese. The presence of these elements is successfully purged by actions taken at the treatment plant. Sulfur is treated by aeration, while the radon and the manganese are treated by sand filtration.

Municipal water is primarily provided to the residents of the Village, with the exception of a few residents within the Town of Andes on Gladstone Road who receive municipal water. In addition, not all properties within the Village are currently served by municipal water. In total, there are approximately 300 residents with municipal water.

The current water flow is 20 to 30 thousand gallons per day. Pressure throughout the Village of Andes is approximately 60 to 70 psi (pounds per square inch). New

<sup>37</sup> According to information provided by the Andes Comprehensive Plan Roads & Infrastructure Subcommittee, February, 2003.



watermains and a well have recently been added due to periodic water shortages. These recent major improvements to the system have alleviated all current problems. There is no current proposed expansion of the water services.

### **6.3 Wastewater**

Currently, the Town and Village of Andes do not have a wastewater treatment plant. Since no municipal wastewater services are available, households use on-site septic systems to dispose of all wastewater. Where there is inappropriate design, installation practices and/or lack of maintenance, on-site septic systems can become a source of non-point source pollution. Based on local knowledge it is anticipated that the majority of previously installed systems of conventional design have problems, thus it can be expected that a large number of the existing systems are substandard and more likely to fail.

Educational programs that encourage the proper use and maintenance of on-site septic systems are needed to protect the water quality. Currently, the Delaware County Soil and Water Conservation District (DCSWCD) does not provide this education on a formal basis. However, with grant funding and significant landowner interest in this type of program, it is possible that the DCSWCD could take on this role in the future.

On March 15, 2003, the preliminary construction process commenced for the municipal sewer system planned by the NYCDEP; the municipal sewer system proposed is in response to compliance regulations imposed as part of the NYC Watershed Regulations. This new sewerage infrastructure will be placed along Route 28 and will be offered to Village residents. The infrastructure is estimated to be completed by September 2004.<sup>38</sup> The elimination of failing or potentially failing systems and their consequent impact on the water quality of the Pepacton Reservoir is the primary drive behind the construction of the new wastewater collection, treatment and disposal system in Andes.

### **6.4 Drainage Systems**

The primary drainage basin for the Town and Village of Andes is the Delaware River Basin. This drainage basin cuts through the south-central part of Andes, where the East Branch of the Delaware forms the Pepacton Reservoir. The Reservoir serves as part of the water supply for the City of New York. Andes has several primary tributaries that connect to the Delaware and the Pepacton Reservoir. Figure 2, illustrates the location of the Pepacton and the local tributaries.

<sup>38</sup> According to information from New York City Department of Environmental Protection (NYCDEP).



Currently, Andes does not have an implemented stormwater management practice. It is important for Andes' residents to be aware of the requirements of New York City's regulations to implement stormwater management controls under certain conditions when new development is undertaken. As stormwater runoff, or overland flow, is a large source of non-point source pollution and can be controlled to prevent pollutants from driveways, parking lots and roads from being washed into the local watercourse.

The NYC Department of Environmental Protection and the Catskill Watershed Corporation (CWC) have funds available for certain costs relating to the preparation of Stormwater Pollution Prevention Plans (SPPPs) required by the NYC regulations beyond what is required by state and federal stormwater standards. This program is known as the "Future Stormwater Control Program", and targets new development.

The NYC regulations specify the factors that trigger the preparation of an SPPP. For instance, a SPPP is required if a project clears two or more acres, at least part of which is within 100 feet of a watercourse or wetland. State rules require an SPPP if five acres or more are cleared.

## **6.5 Goals & Objectives**

Industrial, commercial, and residential developments are all dependent upon the provision of a community's infrastructure. The availability of water and sewer facilities and road accessibility are important to the residents and businesses. Adequate and well-planned infrastructure also plays a key role in maintaining the existing economic base and in attracting new businesses. This can be achieved through a comprehensive inventory of the existing road system and condition of infrastructure in the Town and Village of Andes, including drainage structures, signs, and guide rails. After the completion of a comprehensive inventory, identified improvements can be completed to provide additional safety features or upgrades to the drainage systems where warranted.

The public infrastructure offered throughout Andes is available at various levels of service. Public sewer is not currently available in Andes. However, the NYCDEP plans to build and install a municipal sewer system, in response to compliance regulations imposed as part of the NYC Watershed Regulations. Public water currently is available to portions of both the Town and Village. There are many roads within the Town that are privately maintained. There is a desire that these services be enhanced, however, there are notable costs related to this expansion.

Careful planning of Andes' infrastructure needs will help assure that the community's goals are met. The following goals and objectives have been identified to meet the demands on infrastructure for the community as a whole.



## Goals

*To ensure that adequate infrastructure is in place to protect environmental quality, to meet the needs of both seasonal and year-round residents and to promote economic development.*

## Objectives

- Designate areas for the expansion of water and sewer service, such as the Hamlet of Tremper Kill. These areas should be designated based on the location for desired residential and/or commercial growth, as well as areas that will be least impacted environmentally by such expansion.
- Revise subdivision regulations to require all future infrastructure to be placed underground to improve the aesthetics of the Town and Village.
- Create a maintenance plan and strategy for maintaining and repairing all Town and Village roads.

## 7.0 TRANSPORTATION

The accessibility to and from an area is important for attracting new businesses and strengthening existing ones. The viability of Main Street is linked to its accessibility to the surrounding residents and communities, as well as its ability to accommodate traffic and parking needs.

There are several transportation issues closely related to the Main Street revitalization and future residential development. Such issues include the demand for parking and pedestrian access. The manner in which these issues are addressed has the potential to significantly impact the historic character of the community.

### 7.1 Road Access

Andes is readily accessible by automobile since it is conveniently located along State Route 28, a major roadway between Kingston and Delhi. Route 28 travels directly through the Village of Andes, and this portion of the State roadway is also the Village's Main Street.

Improved directional signage that is attractive and enhances the historic appearance of Andes would enhance the experience of traveling along the roadways. The signage should be designed to supplement and add to the historic feel of the community.

Although traveling within Andes via the automobile is convenient, there is a limited amount of parking space available. During the winter months, the snow often becomes a problem for persons wanting to park along Main Street and other Village roadways. Additional parking space for residents and tourists visiting Andes and the commercial businesses in the Village is currently being actively sought to resolve this problem.

The automobile is the standard and most popular means of travel within Andes. According to the 2000 Census, shown in Table 7.1-1, "2000 Town & Village – Travel Time To Work", in the Village of Andes the average travel time to work was 23.3 minutes and in the Town of Andes the average travel time was 28.3 minutes. Over 10% of the Village's population and over 21% of the Town's population works outside of Delaware County, likely resulting in these higher than average travel times.



**Table 7.1-1 2000 Town & Village – Travel Time To Work<sup>39</sup>**

Geographic Area	Total	Total % Female	With Own Children Under 6 Years	% In Carpools	% Using Public Transportation	Mean Travel Time To Work (Minutes)–Did Not Work At Home	% Worked Outside County Of Residence
Andes (V)	54.2	52.3	50	19.4	0	23.3	10.4
Andes (T)	51	46.4	56.3	12.7	3.3	28.3	21.3

## 7.2 Bus Routes

According to the 2000 Census, Table 7.1-1, “2000 Town & Village – Travel Time To Work” there is a strong use of the public transportation system. Convenient commuter services are offered to Kingston, New York City (4 times daily), Oneonta, and north and west to Delhi. The use of public transportation varies among residents in relation to their proximity to services and work. In the Village of Andes, no residents were identified as regular users of public transportation as a means of getting to work, while in the Town of Andes 3.3% of residents utilize the public service. The Town of Andes has a slightly higher percentage when compared to the County overall (1.3%).

## 7.3 Alternative Access

### Pedestrian Access

Pedestrian access is available primarily in the Village of Andes. Sidewalks currently exist along Main Street, although are in need of repair in several areas. The traffic along Main Street tends to be slower due to the greater density of residential and commercial buildings. Pedestrian linkages to parks and significant cultural places should be created.

### Bicycle Access

Along Main Street, in the Village of Andes, bicycle access is available in the road right-of-way. Traffic along Main Street tends to be slower and safer for bicycle users. However, along the roadways within the Town, bicycle access is less accessible for the average cyclist. The roads in the Town tend to have many sharp curves and steep hills, which can be dangerous for a cyclist sharing the road with vehicles. There are some bicycle trails off road that are traverse easements and right-of-ways owned by the State, NYC, the Town, the Village, and private properties.

<sup>39</sup> U.S. Bureau of the Census 2000: Census of Population and Housing; [www.census.gov](http://www.census.gov)

### Hiking & Snowmobile Routes

The Catskill region is ideal for hiking and snowmobiling. There many trails that traverse easements and right-of-ways owned by the State, NYC, the Town, the Village, and private properties. At this time, these trails are not mapped. It is recommended that for safety purposes, snowmobile trails be clearly marked and mapped.

## **7.4 Goals & Objectives**

In addition to a safe and efficiently functioning roadway network, Andes seeks improved alternatives to the private automobile as a means of transportation, and better access throughout the community and the region. The Town and Village of Andes strongly promotes the continuation and expansion of the Trailways Bus service. The viability of the Main Street core is linked to its accessibility to surrounding neighborhoods and communities, and its ability to accommodate the traffic and parking needs generated.

Delaware County offers many different transportation opportunities for travel to various destinations. Andes desires to take advantage of these opportunities and to continue to expand them within the immediate area.

Transportation goals and objectives have been identified and are listed below.

### Goals

*To improve the mobility of residents and visitors in the Town and Village of Andes, and the surrounding region, while promoting the usage of alternative modes of transportation.*

### Objectives

- Promote the usage of the bus service provided both in the Town and Village of Andes, as well as to the surrounding region. In addition, encourage the continual improvement of the service of the Adirondack Trailways Bus.
- Designate new trails and enhance existing trails within the Town and Village of Andes for hiking, snowmobiles, and other recreational purposes.
- Improve highway maintenance to roadways throughout the Town and Village of Andes so that they are safe for multiple modes of transportation.
- Complete a sidewalk system throughout the Village of Andes, for pedestrians and bicycle transit, to encourage a viable and active community, while providing residents and visitors access to local amenities.



## **8.0 COMMUNITY APPEARANCE/CHARACTER**

### **8.1 Existing Density and Layout of Development**

Although the economy of Andes has historically been based upon agricultural activities, it has evolved into a residential community, primarily with second homeowners. The existing density and development of Andes is still typical to rural communities. The primary commercial development occurs along the major roadways, primarily NYS Route 28, and extends along the other major roadways, NYS Route 30 and County Route 1 and County Route 2. This provides both the commercial businesses and the customer base with easy access to goods and supplies. The Village of Andes is the hub of commercial development and has created a destination point for tourists visiting Andes.

The residential development is largely spread out throughout Andes. Many of the lots are large acre lots keeping the density to a minimum. In the Village area, residential lots are much smaller and keep the integrity of the Village character.

### **8.2 Future Density and Layout of Development**

Past and present land use play an important role in planning for the future. The character of Andes relies heavily on its natural resources and historic character. These resources are appealing to new residents, second homeowners, and vacationers. Public sentiment expressed during the Comprehensive Planning process, indicates a desire for future development along the roadway corridors while at the same time enforcing new regulations to protect the views and vistas unique to Andes. Regulations and methodologies for maintaining the scenic qualities and natural resources, while providing for growth and development are strongly desired.

Future land use patterns that are recommended for Andes are shown in Figure 4, "Future Land Use Recommendations". These recommendations are based on a community response at public meetings.

### **8.3 Relationship Between Natural & Built Environment**

The natural environment is important to the overall character and appeal of the community. Andes is fortunate to have incredible views and vistas of the countryside that have been undisturbed. Both year-round and seasonal residents have chosen to live in Andes due to these existing natural and rural amenities. The residents are able to enjoy larger tracts of land and the rural, natural countryside, while homes have been constructed in locations that take advantage of the views and vistas.

Similarly, the local businesses of Andes are tailored to the needs of a rural community and offer many services that are unique to Andes. The existing businesses of Andes add to the character of the community and reflect the desires of the community through its size, architecture, history, culture, and overall persona of Andes itself. The Main Street is the heart of the development and has created a destination point for both the local residents and for tourists.

#### 8.4 Goals & Objectives

The Town and Village of Andes residents are extremely proud of the rural, natural appearance that gives Andes its character. Both year-round and seasonal residents attribute their residency to the authentic rural character and wish to preserve and maintain this appearance in the years to come.

The following goals identify means for preserving the communities' original character while providing attractive future growth.

##### Goals

*To improve the appearance of the Town and Village in a manner that is consistent and will promote the Town and Village as a place for year-round residents, preserve the historic character of the Town and Village of Andes, strengthen the tourism economy, and enhance the appearance of Main Street.*

##### Objectives

- Improve the aesthetic and functional quality of Main Street through the preparation and implementation of design guidelines for Main Street.
- Establish and implement architectural guidelines for new commercial and residential development within the Town and Village of Andes. As part of these guidelines, require an architecture review for new developments.
- Develop corridor design guidelines to preserve the scenic views and vistas along major roadways through the Town and Village of Andes.
- Enhance the overall image of Andes through regulations pertaining to junk in yards to preserve the aesthetics of the Town and Village.
- Provide landscaping and sidewalks along the Village's streets to improve the overall aesthetic appearance of the Village's streets.
- Enhance the identity of Andes by improved signage identifying significant natural features within the Town and Village of Andes, such as the names of Brooks, elevations of the passes into the Village, height of Mt. Pisgah, etc.



## 9.0 HOUSING

### 9.1 Housing Characteristics

The housing needs of a community are a central element in planning for the future. Residential development addresses not only physical development but also should assess social needs relating to housing, such as transportation and access to services. Individuals and families whose needs are not addressed by the housing market should be provided with assistance.

The retention and strengthening of the character of Andes should be a central factor in determining the appropriate location and design of new housing. Efforts to increase housing supply may create opportunities for adaptive use of significant buildings. Providing property owners the technical assistance to stabilize and upgrade Andes' existing structures would encourage the architectural compatibility of improvements and improve the overall visual quality.

#### Town of Andes

Both the Town and Village of Andes have a variety of structure styles and architecture. The structures in Andes add to the history and culture of the area and give the community a distinct character. According to the US Census Bureau the median year structures were built in the Town of Andes was 1970 (Table 9.1-1, "2000 Town of Andes – Year Structure Built"). However, approximately 24.6% of the structures in the Town of Andes were built prior to the year 1939.

**Table 9.1-1 2000 Town of Andes – Year Structure Built<sup>40</sup>**

Andes Town	Year Structure Built	Percentage
Total:	1,326	100
Built 1999 to March 2000	39	2.9
Built 1995 to 1998	64	4.8
Built 1990 to 1994	62	4.7
Built 1980 to 1989	214	16.1
Built 1970 to 1979	278	21.0
Built 1960 to 1969	186	14.0
Built 1950 to 1959	69	5.2
Built 1940 to 1949	88	6.6
Built 1939 or earlier	326	24.6

<sup>40</sup> Ibid.

### Village of Andes

The Village of Andes experienced a slightly different trend. According to the US Census Bureau approximately 69.3% of the structures in the Village were built before 1900 (Table 9.1-2, "2000 Village of Andes – Year Structure Built"). There has been very little new construction within the Village boundaries since this time, with only two new structures built over the last decade. The Village area as a result, has retained much of its original historic character and charm and essentially been unchanged for almost sixty years. Many of these structures remain in excellent condition despite their age, preserving the history of the Main Street area.

**Table 9.1-2 2000 Village of Andes – Year Structure Built<sup>41</sup>**

Andes Village	Year Structure Built	Percentage
Total:	163	100
Built 1999 to March 2000	0	0
Built 1995 to 1998	2	1.2
Built 1990 to 1994	0	0
Built 1980 to 1989	14	8.6
Built 1970 to 1979	8	4.9
Built 1960 to 1969	6	3.7
Built 1950 to 1959	8	4.9
Built 1940 to 1949	12	7.4
Built 1939 or earlier	113	69.3

## **9.2 First & Second Home Owners**

The survey conducted by the Delaware County Planning Department in the Fall of 2001, illustrated that there are a variety of homeowners within Andes, including first time homeowners, second homeowners, seasonal/vacation homeowners, and retirees.

In the 1977 Comprehensive Plan, the rise of seasonal/vacation homeowners was evident, with numbers rising from 20% in 1950 to approximately 66% in 1977. Today, the number of season/vacation homeowners continues to be over 60% of Andes population. This leaves over two-thirds of the residential homes empty for a large portion of the year. This is illustrated in the following tables, Table 9.2-1, "2000 Town & Village – Occupied Housing" and Table 9.2-2, "2000 Town & Village – Vacant Housing."

<sup>41</sup> Ibid.



**Table 9.2-1 2000 Town & Village – Occupied Housing<sup>42</sup>**

Geographic Area	Total Population	Occupied Housing Units						
		Total	Owner	Renter	Average Household Size	Percent		
						Owner	One person households	With Householder 65 Years And Over
Delaware County	48,055	19,270	14,596	4,674	2.39	75.7	28.3	29.2
Andes (V)	289	132	92	40	2.19	69.7	37.9	36.4
Andes (T)	1,067	472	422	50	2.26	89.4	30.1	31.1

Andes has been and continues to be a popular second home destination for people residing in the New York City Metropolitan area. Many of Andes second home residents are urban professionals or retirees retreating to the rural Catskills. A number of these retirees have become year-round residents over the past decade according to the survey conducted by the Delaware County Planning Department.

**Table 9.2-2 2000 Town & Village – Vacant Housing<sup>43</sup>**

Geographic Area	Total Housing Units	Occupied Housing Units	Vacant Housing Units				Vacancy Rate	
			Total	Percent			Homeowner	Rental
				For Sale Only	For Rent	Seasonal, Recreation, Or Occasional Use		
Delaware County	28,952	19,270	9,682	4.8	5.9	79.5	3.1	11
Andes (V)	161	132	29	10.3	10.3	48.3	3.2	7
Andes (T)	1,165	472	693	1.2	0.4	91.5	1.9	5.7

### 9.3 Designing New Housing

Andes continues to be an attractive, vital place for long-time residents and newcomers, retirees, and second-home owners due to primarily the beautiful landscape and rural community. Designing new, affordable housing to blend in with the current and historic architectural styles is important to the community. Design guidelines for reviewing new structures should consider the following<sup>44</sup>:

<sup>42</sup> Ibid.

<sup>43</sup> Ibid.

<sup>44</sup> According to information dated February 13, 2003 from a Comprehensive Planning Subcommittee.



### A Sense of Place

The physical character of the proposed development must be appropriate to the spirit of a specific place. Without sensitive guidance from design standards, new development may overwhelm the surrounding environment and diminish the character of older buildings and neighborhoods. Sense of Place comes from our experience of the place, our sense of its history, its people, and its built and natural character. We must understand the image of a place to establish the context. A new home or community development should be compatible within the context of its surroundings when it fits with the visual and functional characteristics of its surroundings and keeps harmony with the area's scale, proportions, materials, colors, and uses.

### Buildings & Structures

New buildings and communities must be designed to provide short-term quality of life, retain long-term livability, and sustain the natural system. New development should consider the sensitive utilizing of regional design that integrates natural and man-made elements. It must have contextual compatibility with the environment and local community. New facilities must utilize skilled and sensitive professional design that includes the initial planning of the site, massing of forms, proportion, and scale of structures, functional and aesthetic layout, materials, lighting, signage, and landscaping.

### Scale & Context

This may be achieved through utilizing the following organizing, planning, and building concepts:

- Clustering of development, perhaps with a mix of uses.
- Attached or semi-attached units such as townhouses.
- 'Co-housing' – Communities incorporate shared activity areas such as kitchens, dining rooms, gardens, laundry, storage, parking, child-care, elder-care, etc.
- 'Eco-housing' – Housing uses materials to provide a healthy living environment while having a low adverse impact on the environment.

The challenge of the future is to design and build in a way that respects the local context, accommodates the variety of ages, incomes, and cultural diversity, while not diminishing the distinctive natural features and natural systems of Andes.



## 9.4 Cost

### Town of Andes

As noted above, most of the newer structures in the Town of Andes have been constructed for second homeowners or seasonal/vacation homes. These seasonal housing characteristics have several implications for the community. According to the US Census Bureau, the median house price in the Town of Andes in 1990 was \$70,900, while in 2000, the median cost had risen to \$86,600 (Table 9.4-1, "1990 Town of Andes – Housing Value" and Table 9.4-2, "2000 Town & Village – Housing Units Costs"). These homes have resulted in an inflated housing price for the area.

**Table 9.4-1 1990 Town of Andes – Housing Value<sup>45</sup>**

Specified Owner-Occupied Housing Units	
Value	Number
Specified owner-occupied housing units	177
Less than \$50,000	42
\$50,000 to \$99,999	88
\$100,000 to \$149,999	32
\$150,000 to \$199,999	10
\$200,000 to \$299,999	3
\$300,000 or more	2
Median (dollars)	\$70,900

**Table 9.4-2 2000 Town & Village – Housing Units Costs<sup>46</sup>**

Geographic Area	Occupied Housing Units	Specified Owners			Specified Renters		
		Median Value (\$)	Median Selected Monthly Owner Costs (\$)		Median Contract Rent (\$)	Median Gross Rent (\$)	% With meals Included In Rent
			With a Mortgage	Not Mortgaged			
Andes (V)	143	75,400	950	306	356	418	0
Andes (T)	604	86,600	924	327	381	443	0

Programs that assist first time homebuyers are needed to improve the affordability of these homes and to encourage younger families to locate in Andes. In addition to making homes more affordable for the first-time homebuyers, residential development that targets the elderly are needed within Andes.

<sup>45</sup> U.S. Bureau of the Census 1990: Census of Population and Housing; [www.census.gov](http://www.census.gov)

<sup>46</sup> Ibid.

## 9.5 Goals & Objectives

The housing needs of a community are a central element in planning for the future. The Town and Village of Andes are unique Catskill communities, offering opportunities to year-round and seasonal residents. As a result, housing types greatly differ to meet the various needs of the residents.

To meet the needs expressed by Andes, the following housing goals and associated objectives have been defined.

### Goals

*To provide and encourage the development of housing types that serves the needs of residents in all stages of life, while improving the condition of the existing housing stock and providing a greater range of housing opportunities. In addition, the Town and Village of Andes will continue to encourage and unite the diverse range of residents in both communities.*

### Objectives

- Define residential growth areas with appropriate densities and development standards within the Town and Village of Andes according to available infrastructure.
- Encourage the development of a broader range of attractive and affordable homes for year-round and seasonal residents.
- Encourage the development of senior housing and/or assisted-living housing.
- Improve opportunities for starting families and tenants.
- Encourage the rehabilitation of deteriorating housing.
- Encourage development that continues Andes as a safe and child-friendly Town.



## **10.0 COMMUNITY RESOURCES**

### **10.1 Community Facilities & Services**

Andes Central School is in every way a resource and principle community facility available to the people of Andes. The building and grounds are open to organizations in the community. Girl Scouts and Explorer groups both meet at the school. During the summer, the Girl Scouts and youth basketball both host a camp at the school. The Chamber of Commerce holds its annual car show and fund raiser at the school.

Recently, a fitness room was renovated and equipment purchased for the use of the students and community members. The fitness room is open after school daily to the community. Village public hearings are held in the school's gymnasium. The school is open for adult education and improvement courses such as Weight Watchers. Community members play basketball at the school each Sunday night during the winter. A Community play is hosted at the school using actors from the community and students from the school. The Memorial Day celebration is held at the school during rainy weather.

In addition, the local churches are available for community groups and organizations. Both the United Methodist and United Presbyterian churches host a variety of activities and events within the community (see Section 10.7).

### **10.2 Schools**

Andes Central School is located at 85 Delaware Avenue in the Village of Andes, serving residents from the Town and Village of Andes, as well as four other townships, encompassing a total area of approximately 99 square miles. Andes Central School is one of the major employers within the region. Andes Central School staff was interviewed in December 2001, to determine current capacity level and future needs. The interview survey is attached as Appendix E. Additional written information was supplied from the School in February 2003.

The Andes main school building is one of the three structures that make up the Andes Central School District, in addition there is a technology classroom building and bus garage. The Technology building is located on the opposite side of the street from the main building and was completed in 1963. Andes Central School includes thirty (30) classrooms, one gym, one library, and one hundred and ten (110) computers for the students' shared use.

Recreational facilities at the school include a soccer field, a play field, a basketball court, fitness room, and a playground for all of the students. Many of these



recreational amenities are open to the public, as is the school building and grounds, which routinely opens for community events and organizations.

The School serves students from kindergarten through twelfth grade. The enrollment of the Andes School has declined from over 185 students in the year 2000, to 153 students presently. At the same time the curricula and required offerings have expanded for the students. The School has also taken on an expanded role as a center for the community.

Each grade level from kindergarten to grade six is taught by one developmental teacher. Each subject area has at least one teacher at the secondary level. There is a range of teaching experience and ages in the school. Andes Central School employs many first, second and third year teachers, while a few other teachers have been teaching for over fifteen years. When a large number of students are registered for a grade level another teacher is hired.

The School also provides a curriculum for students with special needs, who may require additional learning services or other attention. Over fifteen percent of the students have been identified as having a disability. Two resource rooms are used in the instruction of these students. All the disabled students in the main school building receive instruction in regular classrooms. Older disabled children are offered a career oriented program. A speech therapist and a school guidance counselor provide additional services for students with special needs.

There are a number of post-secondary institutions regionally available. Delaware County is home to SUNY Delhi and Otsego Northern Catskills BOCES. Students in Grades Eleven and Twelve have the opportunity to attend the Career Education Center at Grand Gorge for one half a day for vocational training. Students use a distance-learning network through Otsego Northern Catskills BOCES, a post-high school training facility, to obtain course work from colleges and area schools. Other institutions include Hartwick College, SUNY Oneonta, and SUNY Cobleskill.

The presence of these post-secondary institutions has a positive economic impact on the region by increasing the demand for housing and goods and services, and by creating a trained labor pool that may elect to work locally.

The Board of Education in Andes wishes to continue to offer an excellent education to the children of Andes and to expand the school's role as a center for the community. To accomplish this goal the Andes School District will need to renovate its aging facilities. This will involve a multi-million dollar expenditure of funds and it is recommended that the residents of Andes undertake this effort within the next five years.

This renovation will mean completely replacing the heating, plumbing, and electrical systems of the current building and replacement of the roof of the bus



garage, the gym, and the north wing of the main building, replacement of walk, and paving the parking lots. The school will be required to hook to the new sewer system. The bridges over the stream will need repair or perhaps replacement.

### **10.3 Fire Protection**

The Andes Joint Fire District is comprised of the Andes Fire Department and the Andes Ambulance Squad, which provides the primary emergency services for approximately 1,300 people within the Town and Village of Andes. These services include fire protection and fire fighting capabilities, rescue at motor vehicle accidents, protecting the public at dangerous sites such as downed electric lines and unsafe roadways, search and rescue and primary medical assistance and transportation of the injured and sick. Additionally the District maintains an emergency housing facility that can be used by its residents during disasters such as floods.

Services are coordinated and managed through the Andes Fire Department facility that is located within the Village of Andes on Tremper Kill Road. The Andes' Fire Department and Ambulance Squad is staffed by approximately 60 volunteers, who are dispatched through the Delaware County Sheriff's Department in Delhi. These volunteers receive no monetary compensation.

The primary objective of the Fire District is to make available equipment and facilities that meet all the State and Federal safety and training requirements for use in protecting the local citizens from harm. This highly maintained equipment is a significant factor in assuring the safety and comfort of the volunteers and the community they serve.

The Department receives approximately 75 fire calls per year and 125 ambulance calls per year. Water is supplied by hydrant in the Village and then boosted by the fire trucks. Otherwise the trucks supply the water to a fire emergency and water pressure is approximately 500 to 700 gallons per minute.

As with many rural fire companies, the most significant problem facing the Andes' Fire District is the recruitment and retention of trained volunteers. Without these individuals Andes would not have fire protection, emergency response teams, primary medical care, and emergency transport capabilities. The alternative to volunteers would be a salaried core of trained individuals that would cost the community a large sum annually.

Andes has a shortage of residents within the 25 to 45 year age range. Significant impacts on recruiting and retaining qualified individuals stem from the rigorous training requirements and standards placed on the Department by State and Federal safety and training requirements. These requirements for the Emergency Medical Training (EMT), require that volunteers maintain and update their skills

and qualifications by undergoing training and testing, much of which is very intensive and time consuming.

The Fire Department receives funds from donations and also from both the Town and Village of Andes<sup>47</sup>. Currently the Fire Department is financially capable of meeting the community demands, due to the high numbers of volunteerism. Long-range plans for the Fire Department include the purchase of various pieces of equipment and vehicles in an effort to provide the quickest and most efficient fire, medical and emergency services to the residents of Andes. Some items that would prove beneficial to the Andes' Fire District and the community as a whole include:

- Generator, blankets, and cots to be utilized in the event the Fire Station needs to be used as an emergency shelter;
- Global Positioning System (GPS) Instrumentation;
- Three gas detectors (Combustible, Oxygen, Carbon Monoxide);
- Thermal Imaging Camera;
- Rescue Truck;
- Replacement Pumper;
- All terrain vehicle, such as a four-wheeler, to be used for grass fires or search and rescue operations;
- Snowmobile and trailer; and
- Boat and trailer to be used along the reservoir for search and rescue.

#### **10.4 Police Protection**

At this time, Andes does not have its own police department. The Delaware County Sheriff's Department and the New York State Police Department provide police protection to both the Town and the Village of Andes. The facilities and services provided by the County and the NYS Police Department are considered adequate and there are no plans for expansion at this time.

#### **10.5 Medical Services**

There is a shortage of health professionals in Andes. Typically, rural areas have difficulty attracting and retaining health care professionals. Although health care is not provided within Andes, residents are fortunate to be located in close proximity to local health care practitioners in Margaretville, Stamford, and Delhi. Andes is fortunate to have a skilled nurse travel from Margaretville regularly to visit the

<sup>47</sup> According to information supplied by the Andes Fire Department through a phone interview and information from the Andes Comprehensive Plan Fire District Committee Report, dated January 30, 2003.



Senior Citizens. The skilled nurse takes blood pressure readings of any senior citizen at the monthly senior meeting.

The Andes' Fire Department, with the support of the Delaware County Sheriff's Department and the NYS Police Department, provide emergency service to residents of Andes. The nearest hospital is in Margaretville. In emergency situations, persons are first taken to Margaretville, and in extreme cases persons are airlifted to larger regional hospitals, located in Kingston and Albany.

## **10.6 Solid Waste Management**

The Town and Village of Andes' residents dispose of all solid waste at the Transfer Station located on Tremper Kill Road in the Town of Andes. There are limitations as to what types of solid waste materials can be taken to the Transfer Station, such as construction materials, hazardous waste, or most liquid products (i.e. paints, etc.). Although residents within the Village of Andes have garbage pick-up services, the Town of Andes does not offer garbage pick-up service.

Waste is then taken to the Delaware County Solid Waste Management Center (SWMC) landfill located in the Town of Walton on Route 10. There is no proposed expansion of services to the Transfer Station at this time.

## **10.7 Religious Organizations**

Within the Town and Village of Andes, there are four different religious organizations. These organizations include the United Methodist Church, the United Presbyterian Church, Camp L'man Achai, and St. Ann's Roman Catholic Church.

The United Methodist Church is located on Lower Main Street within the Village of Andes. This church is used for various community activities, including the senior citizens monthly lunch meeting.

The United Presbyterian Church hosts a variety of activities and events within the community, such as a Strawberry Festival in July, mission trips, and a Latin American Singing Group. Additionally the church provides Sunday school, youth programs and outings, and an annual Christmas Program for the community<sup>48</sup>.

Camp L'man Achai is located on Perch Lake Road and is a Jewish campground. Their main office is located in Manhattan<sup>49</sup>.

St. Ann's Roman Catholic Church is located on Route 28 in the Village of Andes, and is affiliated with the Sacred Heart Church in Margaretville. Currently it

<sup>48</sup> <http://www.churchinthevalley.org>

<sup>49</sup> <http://www.camplmanachai.com>

operates as a mission church and there are no plans of for improvements or expansion (see survey attached as Appendix G).

### **10.8 Library**

The Andes Public Library is located at 242 Main Street within the Village of Andes. Andes Library offers programs and activities for both adults and youths. The facilities offer adult and children's rooms, a video and audio collection, two public access computers, and interlibrary loan capabilities. For adults the library has poetry readings, seminars, gardening lectures, open house, book sales, silent auctions, and other special events.

The library has an outstanding collection for children from pre-school to young adult and offers a regular weekly story hour and a bedtime story hour during part of the year. The library is constrained for space. The library's future goals include obtaining more space to expand the overall facilities and increase the number of programs for all ages (see Appendix H for Library Interview Survey).

### **10.9 Post Office**

The newly built Andes Post Office is located at 204 Lower Main Street and was constructed in 1992.

### **10.10 Goals & Objectives**

The goals and objectives established for the area of community resources primarily focuses on community facilities, community activities, volunteer programs, the school, the library and other similar resources identified. The Town and Village of Andes' residents offered a variety of ideas to host and fund community activities and programs. The following addresses the overall goals and objectives for both the Town and Village.



## Goals

*To protect and improve the Town and Village of Andes' community resources, while finding new opportunities to provide the community with means of participating in new activities and programs hosted throughout the community for the health, safety, and well-being of the residents and businesses of Andes.*

## Objectives

- Develop and expand services and opportunities for senior citizens, including but not limited to housing, recreation, transportation, activities, and programs.
- Develop and expand all activities and programs available for youths within the Town and Village of Andes.
- Support the development of a Community Center within an existing structure that would provide opportunities for all ages.
- Support the development and maintenance for trail linkages and local clubs that utilize these trails.
- Promote multi-purpose use of the School and churches to broaden recreational and community opportunities available to all residents of Andes.
- Continue to provide community activities and programs. In addition, explore opportunities to provide new community activities and programs to benefit all ages of the Town and Village of Andes.
- Encourage membership in the Andes Volunteer Fire District.
- Maintain and support a highly trained Emergency Service Squad.
- Encourage membership in community groups.

## 11.0 RECREATION & OPEN SPACE

### 11.1 Public Recreation & Open Space

Environmental protection and the preservation of open space are important considerations when considering the future development plans of a community. Land use, environmental protection, and historic preservation regulations have considerable potential impacts on the future development of a wide range of activities. There is considerable overlap in the environmentally and historically significant elements that contribute to the visual character of Andes, for example, scenic vistas, potential archeological sites, and significant landscape elements.

#### The Catskill Park

The largest recreational asset within Andes is the Catskill Park, a mountainous region of public and private lands. The Catskill Forest Preserve is the State land within the Catskill Park. Although the land is privately owned, and serves as part of the New York City Watershed, it also is a resource to the local communities in the form of recreation. Within Andes there are over 9,000 acres of Forest Preserve. Recreational opportunities include backcountry camping, hunting, fishing, miles of trails, and boating and more activities are available within the Forest Preserve.

Additional access to these recreational resources is a strong community desire. The Catskill Fund for the Future, administered through the Catskill Watershed Corporation, provides funds towards the implementation of strategies such as a Catskill Forest Preserve Public Access Plan. There are additional open space areas available in both the Town and Village that could be obtained for recreational and low intensity uses, such as parks and pedestrian linkages to the historic and cultural resources.

#### Andes Swimming Pool

Recently, Andes constructed a swimming pool facility. The pool is open to the public from Memorial Day to Labor Day. Various swimming classes are offered, including life saving classes and instruction for 1-year olds and up, and classes generally run for six weeks. In addition, the facility has a wading pool and diving board.

#### Andes – Ballantine Park

Ballantine Park is the principle park in Andes. It offers a passive recreational opportunity to local residents and visitors. The park is in need of improvements such as tree removal or trimming to maintain a safe environment for visitors. The park needs new additional landscaping to replace the trees and bushes that have gone unmanaged. Andes should explore various funding opportunities, such as the



"Adopt-A-Tree" Program for completing the maintenance and also providing improvements to the park. Other desired improvements for the park include park furniture, pedestrian lighting, and the creation of a trail or "Riverwalk" that would extend Ballantine Park to the Fire Hall. A new footbridge to link the Fire Hall and the Train Station is desired. The footbridge should be wide enough to encourage use by both cyclists and pedestrians. Overall, a long-range plan for the park should be implemented.

Andes has additional open space available in both the Town and Village that should be obtained for recreational and low intensity uses, such as parks and pedestrian linkages to the historic and cultural resources. Overall, Andes is fortunate to have a number of small parks, as well as the large resources available in the State Catskill Park.

## **11.2 Private Recreation & Open Space**

The Bobcat Ski Center is a privately owned "all natural" ski facility. No artificial snow is created for skiing and the facility is therefore, dependent upon a good snow season during the winter ski months in order to operate.

There are also a variety of Sportsman Associations that are available to the local community. The Sportsman Associations provide benefits and information to members, including the right to use equipment, facilities, and land. These Sportsman Associations include the Tremper Kill Hunting Club, the Rod and Gun Club, and the Snowmobile Club.

## **11.3 Protection of Open Space**

A variety of methods can be used for protecting and preserving open space. One such method is through a conservation easement. A conservation easement is a land-use planning tool that landowners and conservation organizations can use together to help protect farms, forests, wetlands, and other open spaces, and limit haphazard development<sup>50</sup>. Easements are for landowners to protect their land from being sub-divided or developed, and through the loss of certain development rights to a qualified non-profit land trust or government entity. In return, the landowner receives a tax benefit, or a cash payment for the value of the development rights.

The easement is a legally binding document and is recorded at the County Clerk's Office along with a property's deed. The document describes the natural and managed resource values, and aesthetic character of the property, and very clearly specifies which rights the landowner has donated or sold to the land trust or government agency. Once an easement is recorded, it is generally binding on the

<sup>50</sup> The Catskill Center for Conservation and Development, "What is an Easement?" Attached as Appendix I.

property in *perpetuity* - forever, no matter who owns the land after the original Grantor<sup>51</sup>. See Appendix I, for more information on conservation easements.

#### 11.4 Goals & Objectives

Recreational opportunities are abundant throughout the Town and Village of Andes. Andes has expressed a strong desire for preserving the natural environment and increasing recreational opportunities for residents and visitors within the area. Both private and public recreational opportunities exist in the region. The Andes area is used year-round for a variety of activities such as skiing, hunting, fishing, boating, hiking, snowmobiling, horseback riding, archery, and much more.

The Town and Village of Andes recognize the importance of these recreational opportunities and have listed the following goals and objectives.

##### Goals

*Encourage a variety of recreational opportunities in the Town and Village of Andes, and develop the linkages to recreational opportunities in the surrounding region.*

##### Objectives

- Expand recreational opportunities specifically catering to senior citizens.
- Develop and expand recreational facilities and opportunities.
- Continue to support efforts to expand recreation and park opportunities.
- Provide or develop a Community Center in an existing facility to meet the recreational needs of the residents.
- Continue to preserve land for open space within the Town and Village. The Town and Village may use the land for the creation of public parks or other outdoor recreational opportunities.
- Continue to expand and improve the Regional Snowmobile Trail.

<sup>51</sup> Ibid.



## 12.0 HISTORIC & CULTURAL RESOURCES

### 12.1 Historic & Cultural Resources

One of Andes' many assets is the visual character created by the preservation of numerous historic and architecturally significant buildings. These resources distinctly reflect a rich local heritage. The community's rural heritage is celebrated through events, gatherings, and fairs in Andes and the surrounding communities. Andes' rich history includes logging, bluestone quarrying, leather tanning, trapping, fishing, tourism, and old railroad lines.

Bluestone was great sidewalk material, and can still be seen along Andes' roads. Bluestone quarrying was a dusty dangerous job demanding that the stone be hauled by horse-drawn wagons, and later railroad, to Kingston and other Hudson River ports. From there it was shipped to cities throughout the eastern United States, Cuba, and Europe<sup>52</sup>. Based on its historic value, bluestone sidewalks are proposed as part of Andes' Main Street beautification and streetscape design.

Today, roadside stands and farmers' markets are abundant with fresh honey, apple cider, pumpkins, and maple syrup from the local family farms. The countryside awaits visitors with resorts, bed and breakfasts, motels, and campgrounds. The quaint Village of Andes offers unique shopping, historic architecture, and cozy dining at a variety of restaurants. While, other historic sites throughout the Town and Village of Andes offer a glimpse into the past. All of these amenities make up the historic and cultural resources invaluable to the local residents.

#### Early Settlements

Native Americans only occasionally used this region due to its remote mountain landscape. However, pre-revolutionary settlements failed in the Town due to Indian attacks and ravages of wild animals. Later Andes was settled and heavily exploited by the Dutch, English, Irish, and Germans. Trappers and farmers first settled Andes in the 1700's. In 1770 a school with instruction in Dutch was established and the area was known as Shavertown. Permanent settlement came in 1781 when John, Jacob and Adam Shaver and Philip Barnhart set up along the East Branch of the Delaware River near the mouth of the Tremper Kill. In the early 1800's, Andes' rich fertile soil allowed the agricultural community to grow. The area also developed a small sawmill and gristmill industry along its waterways and emerged temporarily as a crossroads due to the proximity of the Ulster and Delaware Turnpikes.<sup>53</sup>

<sup>52</sup> Information provided by New York Department of Environmental Conservation.

<sup>53</sup> According to information provided by the Andes Comprehensive Plan Historical Committee Report, dated January 30, 2003.



### Andes Formation

According to legend, a pair of farmers stumbled upon the present site of the Village of Andes. The farmers accidentally met near the site of the current school when a cow had strayed from the Aaron Hull farm, and he discovered his neighbor, Jonathan Earle lived a mile below the present village. The original name was Trempersville but was changed to Andes in 1821. The name of Andes is said to have been chosen due to its mountainous terrain and location of Mt. Pisgah, one of the highest peaks in the county (3,480 feet high), which is located in 1Andes.

The Town of Andes was formed in 1819 from the Town of Middletown and the Village of Andes evolved from a meeting called by Supervisor Daniel Burr in 1821.<sup>54</sup> During this time period, all of Andes was in the Hardenburgh Patent which was a grant in 1708 to the Hardenburgh family from the Governor, Lord Cornbury. Originally a part of Albany County, the area became a part of Ulster County in 1774 and later a part of Delaware County in 1797. The township consists of nearly the same area as when it was formed, the northwest corner being annexed from the Town of Delhi in 1822.

During this time period, people would occasionally travel to Andes to take part in outdoor recreation activities and enjoy the beautiful scenery of the Catskill Mountains. When the construction of the Ulster and Delaware Railroad was completed in 1872, Andes grew as a destination in the Catskills. However, with the advent of the automobile, business began to decline. The car gave people mobility to go to more than one place rather than spending the whole summer in the mountains.

### Political History

The Hunting Tavern on Main Street is the oldest structure in Andes, and is eligible for listing on the Historic Register. It is currently a museum and is only open on Saturdays from Memorial Day to Columbus Day weekend. It was built around 1800 by Ezra Benedict and has been restored to reflect its original character and design. Operated as a tavern by Ephraim Hunting in the 1840's, this was the last stop of Sheriff Osman Steele on August 7, 1845, just before embarking on his way to the Moses Earle Tax Sale. Sheriff Steele planned to sell Earle's cattle for nonpayment of rents. However, he encountered a mass of citizens disguised as Indians that resulted in the fatal shooting of Sheriff Steele. This was one of the last incidents in what became known as the "Anti-Rent War", effecting the abolishment of all feudal tenures by the state legislature in 1846.<sup>55</sup>

<sup>54</sup> Ibid.

<sup>55</sup> <http://www.andesny.org/history>



In 1866, Reverend James Bruce, the Presbyterian minister, helped students set up a newspaper, "The Student". This became the Andes Recorder in 1867, which was published until 1939. Rev. Bruce's son, M. Linn Bruce, is perhaps the most renowned Andes native, having served as lieutenant governor of New York. The stately Bruce Mansion still stands proudly on Main Street and has been completely renovated with attention to historic detail.

Catskill tanneries supplied most of the saddles used in the Civil War. Hides were shipped from South America for processing into leather. Bark was stripped from hemlock trees and used to "tan" hides. Using the trees left behind, the furniture industry emerged, clearing land and then selling the cleared land to the mountain farmers. Today the cleared valleys and hillsides have returned to forest.

Horses were important in the logging of the steep mountain hillsides. Furniture makers, lumberjacks, charcoal producers, hoop-makers, and wood acid manufacturers all relied on horses to exploit the Catskill forest. Forestry remains important on private lands, primarily as a source of lumber<sup>56</sup>.

#### Andes Society of History and Culture

Currently, the Andes Society of History and Culture is instrumental in preserving and enhancing the character, historical interest, and beauty of Andes. The Andes Society of History and Culture was formed approximately twenty-five years ago and is funded through charitable donations and the O'Conner Foundation.

The Andes' Historic District is listed on the National and State Historic Register, including the area along Delaware Avenue, Main Street, High Street, and Tremper Kill Road. There are no other listings at this time; however, other structures within Andes are eligible for listing. The Andes Society of History and Culture, through donations, purchased the Andes Fire Station for renovation and preservation.

Over one hundred cemeteries exist within Andes. A Cemetery Board has been created to oversee and maintain many of these cemeteries. Most of the cemeteries are small, with only a few tombstones, and some of the cemeteries belong to individual families, dating back to the eighteenth century.

#### Andes Train Station

The Andes Train Station is one of the originals along the Ulster and Delaware Railroad, and is an important feature to the history of Andes. The Train Station is currently in excellent condition and should be restored to its original character.

<sup>56</sup> Information provided by New York Department of Environmental Conservation.



Ideas, such as the reuse of the train station as a "railroad interpretation center" could be an attractive amenity for local residents and visitors.

### Historic Preservation

There are a number of mechanisms that can be used to facilitate the preservation and reuse of historic structures and resources throughout Andes. One of the first steps is the identification of all known historic resources. To date, Andes has not produced a complete inventory of their historic and cultural resources. It is suggested that Andes carry out this task and any other activities related to historic preservation through the Andes Society of History and Culture.

Another tool available for promoting the preservation of historic resources is a register of historic places. These exist at the national, state, and county level. These registers list those places deemed significant according to a set of criteria defined by the register.

Generally, advantages of listing resources on a historic register are the prestige and status given to them and their community, special funding opportunities and additional consideration given to the effects of proposed development upon the resources. Development of a local historic register is a major vehicle by which a community's history and character can be preserved and popularized.

Reuse and revitalization of historic properties is another option for historic preservation. Reuse not only helps to restore the tax base of the community while utilizing the existing infrastructure, it helps to preserve, enhance, and capitalize on the unique historical character of the community.

The key to continued preservation is the active use of a structure. Once a resource is identified as historic to Andes, action can then begin to encourage its reuse. Other structures that might one day be identified through a historic resource survey should also be considered for adaptive reuse. To ensure that reuse and rehabilitation activities preserves those portions and features of the property that are significant to its historic, architectural and cultural values, the Secretary of the Interior provides "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".

Although buildings are typically thought of as the most important historic features, other types of historic properties may be equally significant; such as cemeteries, fences, bridges, roadways, or barns that offer insight into local or regional history. The establishment of a regular maintenance schedule and guidelines for treatment of historic or architecturally significant facilities would have community-wide benefit. Finally, important historic and cultural resources may not be visible on the surface or above ground. Archaeological resources may be of great scientific and historic value and should also be considered.



## 12.2 Goals & Objectives

The Town and Village of Andes have an extensive inventory of existing historic and cultural resources. A high importance was placed on preserving and restoring many of these resources, as they are valuable to the community, the character, and overall history of the area. The unique identity created by Andes' cultural resources contributes to a sense of overall stability and pride within the Town and Village and serves as an important attraction for visitors, potential residents, and businesses.

The Town and Village have identified the following goals and objectives to ensure that the historical and cultural resources will be preserved and maintained.

### Goals

*Protect and promote the historic and cultural resources in the Town and Village of Andes, along with the surrounding area.*

### Objectives

- Encourage commercial and residential owners of historically significant properties to preserve their properties as a historic and cultural resource.
- Expand the Andes Society for History and Culture facilities to promote tourism within the Town and Village of Andes.
- Protect and preserve existing natural, open space, farmland, or cultural resources identified as significant to the Town and Village of Andes.
- Expand the Andes Library to provide for greater arts, history, and cultural opportunities for the Town and Village of Andes' residents.
- Create museum space within the Town and/or Village of Andes to display the history of the farm community that has existed in the area.
- Continue to develop festivals, fairs, craft shows, and other event-based attractions to promote the history and arts of the community.
- Provide recognition for potential and/or designated historic and archeological sites and resources in the land development process.
- Provide support for and participate in events that celebrate the historic resources of the region.
- Provide support for and promote initiatives that provide access to and celebrate the arts.
- Protect and preserve the Railroad Station.
- Extend Riverwalk to amplify cultural and historic opportunities.
- Encourage work opportunities for young people.

## 13.0 NATURAL RESOURCES

### 13.1 Watershed

The New York City Watershed overlays 1,900 square miles of land in the Catskill Mountains and the Hudson River Valley Region of New York State. The New York City Watershed is made up of two separate systems the Catskill/Delaware Watershed and the Croton Watershed, together forming the primary source of drinking water for the New York City water supply system. The Watershed provides approximately 1.5 billion gallons of water daily to more than nine million customers in New York City, as well as areas of Westchester, Putnam, Orange, and Ulster Counties<sup>57</sup>.

Andes is located within the Catskill/Delaware Watershed, which is approximately 100 miles northwest of New York City. The Catskill/Delaware Watershed provides about 90 percent of New York City's drinking water, covering over 1,600 square miles of land in five counties, including the Town and Village of Andes in Delaware County, and consists of six major reservoirs, including, the Ashokan and Schoharie Reservoirs of the Catskill System and the Rondout, Neversink, Pepacton, and Cannonsville Reservoirs of the Delaware System<sup>58</sup>. There are two aqueducts transporting the water from the Catskill/Delaware Watershed to New York City, the Catskill Aqueduct, and the Delaware Aqueduct.

As Andes is located in the Watershed region, Andes is restricted by rules and regulations set in place to protect the water supply. These rules and regulations came into being as land use changes and development pressures occurred in the Catskill/Delaware Watershed region. Many concerns were raised as to whether or not the water collected within the system could continue to be used as a source of drinking water for New York City without filtration. Pressures were placed on New York City to acquire lands and conservation easements, along with satisfactory watershed protection programs and regulations. However, the City of New York found itself struggling to secure lands and implement new regulations due to constant controversy and litigation. As a result, the Governor of New York convened all interested parties to negotiate an agreement that would be most efficient and provide the greatest benefit to both the Watershed communities and to New York City. As a result of these negotiations, the Watershed Agreement came about, through which the "Watershed Protection Plan" will be implemented. The "Watershed Protection Plan" would be used as the tool to maintain and enhance the

<sup>57</sup> *Summary Guide to the terms of the Watershed Agreement, A Guidebook for Government Official, Planning and Zoning Board Members, and Citizens of the Catskill/Delaware Watershed*; The Catskill Center for Conservation and Development, Inc.; Arkville, New York; October 1997

<sup>58</sup> Ibid.



quality of the City's drinking water supply, while protecting the economic vitality and social character of the watershed communities.

The Agreement is a legally binding document, which sets forth certain obligations by the parties involved on issues relating to the protection of the Watershed. This Agreement is meant to be a cooperative measure between the following parties: the City of New York (NYC), the State of New York (NYS), the United States Environmental Protection Agency (US EPA), the Coalition of Watershed Towns, watershed communities, and non-profit environmental organizations<sup>59</sup>.

The Town and Village of Andes are a part of the Watershed communities established in the Watershed Agreement. A component of the Agreement included a revised "Rules and Regulations" describing the restrictions and regulations applicable to activities undertaken within the watershed. These regulations are designed to ensure the continued, long-term protection of New York City's water supply, while minimizing the adverse economic impacts on Watershed communities<sup>60</sup>.

The Watershed Regulations provide benefits to communities, such as Andes, by controlling sources of pollution, including, wastewater treatment plants, sewer systems, septic systems, and stormwater pollution. The regulations generally include restrictions that reduce contaminants and prevent degradation of the water supply, but also provide exemptions for certain activities in designated areas. These exemptions are designed to protect responsible growth in existing areas, while protecting water quality through increased regulation of activities within these areas.

Andes landowners are affected by provisions of the Watershed Regulations, such as placement and operation of septic systems, location of underground fuel oil storage tanks, and the construction of new impervious surfaces. However, the greatest impact will be on homeowners in the Watershed who live near reservoirs, wetlands, streams, and other water bodies.

In order to preserve the economic and social character of the Watershed communities, Watershed Protection and Partnership Programs have been established as part of the Agreement with funding from New York City. The Catskill Watershed Corporation has been formed to manage many of the programs in the Catskill/Delaware Watershed, and this group will be responsible for making decisions on the disbursement of funds for many of the partnership programs<sup>61</sup>.

<sup>59</sup> Ibid.

<sup>60</sup> Ibid.

<sup>61</sup> Ibid.

Although there are some restrictions on development due to Andes location, communities do benefit from the protected open space as a result of the "Watershed Protection Plan". New York City is required to acquire eligible lands to create a sufficient "buffer" around the reservoirs, their tributaries, and other important land features in order to protect the water quality. The lands collected by New York City, either through purchase or conservation easements, will then remain as open space for the community, and in some cases as recreational lands for the public. Over 355,050 acres of land have been identified as potential eligible lands within the Catskill/Delaware Watershed.

### Land Acquisition Program

The NYCDEP can purchase property in the Catskill/Delaware and Croton Watersheds pursuant to a water supply permit issued by the NYSDEC. The main purpose of the Land Acquisition Program is to enable the City to assemble sufficient "buffer lands around the reservoir, their tributaries and other important land features in order to protect water quality<sup>62</sup>. It is important to note, that the Land Acquisition Program is a purely voluntary program, and acquisitions will only be made if there is a willing buyer and seller. No lands can be obtained through eminent domain.

In order for this program to have the maximum effectiveness, the NYCDEP developed criteria to evaluate lands within the watershed. These eligible lands are categorized as follows<sup>63</sup>:

- Priority Area 1A Properties located in sub-basins near intakes to the NYC distribution system.
- Priority Area 1B Balance of lands located in sub-basins that are within the 60-day travel time to the NYC distribution system.
- Priority Area 2 Lands located within sub-basins of "terminal reservoir basins" that are not included in Priority Areas 1A or 1B. Terminal reservoirs are those reservoirs that are linked directly to NYC distribution system (Ashokan and Rondout Reservoir)
- Priority Area 3 Lands located within sub-basis that have been identified with water quality problems.

<sup>62</sup> Ibid.

<sup>63</sup> Ibid.



Priority Area 4 Balance of lands in the Neversink, Cannonsville, Pepacton, and Schoharie basins.

Andes is within sections of Priority Areas 3 and 4, and in order for land acquisition to occur, the NYCDEP must meet additional criteria established for each priority area, such as size of parcel, percent of slopes, location to federal wetlands, etc. According to the *Summary Guide to the Terms of the Watershed Agreement*, "Any property acquired in fee by the City will have a conservation easement placed on it to ensure that the land will be held in perpetuity in an undeveloped state."<sup>64</sup>

### 13.2 Delaware County Action Plan

The Delaware County Action Plan (DCAP) is a comprehensive strategy set in place to meet the economic needs of the local community while structuring and maintaining rules for the regulation of contaminants in the New York City Watershed. As part of the regulatory process, levels of reductions for certain contaminants have been established throughout the New York City Watershed Area to meet and ensure current and future water quality standards for the New York City region. Specifically, the Cannonsville Basin in Delaware County has been designated a phosphorus-restricted basin in an effort to preserve the quality of New York City's drinking water.<sup>65</sup> The Cannonsville Reservoir is located in the western portion of Delaware County, but streams and tributaries feed the reservoir's water supply from across the county and beyond.

Phosphorus has been identified as a limiting nutrient, capable of producing algae blooms and other organic matter which has the potential for reacting with disinfectants, resulting in serious adverse health effects. A reduction in phosphorus also had the added benefit of a subsequent reduction in pathogens, another source of water supply pollution.<sup>66</sup>

In 1997, the New York City Watershed Memorandum of Agreement provided greater flexibility and control for communities to take part in the regulations assessed upon their municipalities in an effort to preserve the water supply. This Memorandum of Agreement allowed the United States Environmental Protection Agency (EPA) to forgo strict filtration requirements in areas such as Andes where runoff waters feed the New York City water supply. This allowed for communities to take a greater part in water regulations enacted upon their areas. Prior to this, Delaware County was faced with watershed regulations that had the potential for a prohibition of new Waste Water Treatment Plants (WWTP) or the expansion of

<sup>64</sup> Ibid.

<sup>65</sup> *Delaware County Action Plan DCAP II for Watershed Protection and Economic Vitality*. The Delaware County Department of Watershed Affairs, May 2002.

<sup>66</sup> Ibid.



existing WWTP facilities. This would restrain the local economy by severely limiting possibilities for future residential or commercial development and expansion.<sup>67</sup>

However, by instituting a comprehensive strategy (DCAP), the area was able to meet the high water quality standards while maintaining the area's economic vitality. The strategy allows the area to concurrently address their environmental and economic elements while developing even better and more efficient methods for the control of contaminants to the water supply based on sound scientific data. DCAP strategies include improvements to stormwater and drainage management, erosion control, improvement of septic systems, and the use of suitable farm nutrients to maintain the proper environmental quality of the New York City Watershed areas without restricting the existing or future economic elements in the region.<sup>68</sup>

In addition, if safe and efficient practices are observed throughout the watershed area, the region will continue to maintain its vital agricultural industry. Although many of the programs are still at the beginning stages, the area is already making strides in their efforts to reduce phosphorus levels on farms. By monitoring and controlling the dietary intake of dairy cows on four farms, scientists have reduced phosphorus excretion by 25% or more without affecting production levels. For further implementation of these and other proactive measures, Delaware County receives grants from agencies such as the Watershed Enhancement Assistant Program.<sup>69</sup> This program was established to protect and enhance the water quality of watersheds throughout Upstate New York.

### 13.3 Topography and Soils

Soils are often factors that determine the suitability of land for development. Proper soils provide good, stable support for various development purposes. Soil bearing capacity is a major consideration in determining development capability. Soils are of critical importance when considering the feasibility of on-site sewage effluent disposal.

On-site sewage systems installed on soils with improper drainage may result in the contamination of groundwater, or may runoff into another body of water used recreationally. See Figure 8, "Town and Village Soil Survey" for the overall soil types within the Town and Figure 9, "Village Soil Survey" for the soils within the Village. The soil information is taken from the Delaware County Soil and Water Conservation Maps.

<sup>67</sup> Ibid.

<sup>68</sup> Ibid.

<sup>69</sup> Ibid.



The determination of an area's suitability for development is partially dependent on the slope of the land. With greater slopes, there is a greater difficulty in developing the land. By avoiding development on inappropriately sloped areas, a community can be assured of minimizing the adverse affects of development on soil stability, water quality, and other natural resources. See Figure 7, "Soil Suitability Limitations", prepared by Delaware County Planning Department.

Generally, steep slopes are wooded, and this asset should be protected. Wooded slopes function as a protection against erosion, flooding, and drainage problems, but are also a scenic resource. During construction, vegetation is removed and the potential for erosion increases. Where steep slopes exist, special design and construction techniques are required if development is to occur. Generally, slopes within Andes should be examined and Table 13.2-1, "Percentage of Slopes & Suitably For Development" serves as reference for future development.

**Table 13.3-1 Percentage of Slopes & Suitably For Development**

Slope	Suitability For Development
0-8%	Slight Limitations
9-15%	Moderate Limitations
16-24%	Severe Limitations
> 25%	Unsuitable for Development





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## TOWN & VILLAGE TOPOGRAPHIC MAP

**Town of Andes**  
**Delaware County, New York**

Date:

Nov., 2002

Scale:

See Scalebar

Project #:

10189.00



### 13.4 Water Resources

The drainage basin for the Town and Village of Andes is the Delaware River Basin, which adjoins with the Andes watershed area via the Pepacton and Cannonsville Reservoir Basins. Cutting through the south-central part of Andes, the East Branch of the Delaware forms the Pepacton Reservoir, which drains over 95% of Andes and serves as a water supply for the City of New York. Andes has several primary tributaries that connect to the Delaware and the Pepacton Reservoir. The Cannonsville Reservoir is located to the west of Andes and serves to drain only the northwestern fringe of the Town through tributaries and sub-tributaries that extend into the Town. Figure 2, "Town and Village Map", illustrates the location of the Pepacton and the local tributaries.

New York State Department of Environmental Conservation (NYSDEC) classifies streams as adequate for supporting the following: water supply (A), bathing and fishing (B), fish propagation and survival (C), or fishing (D). A suffix of "T" denotes that the stream supports trout propagation while a suffix of "S" means that the stream supports trout spawning. The NYSDEC has classified the East Branch of the Delaware and the Pepacton Reservoir, as it travels through Andes, as an "A" Class, "A(T)" Standard waterway<sup>70</sup>. As a result of the high water quality and presence of trout propagation, permits are required for activities that have the potential for adverse impact to these waterways.

The Fisheries Bureau of the New York State Department of Environmental Conservation reports that the East Branch of the Delaware has supported game fish such as catfish, rainbow, brown and brook trout, small mouth bass, and perch. Other species that were present included carp and minnow, suckers and sculpins<sup>71</sup>.

While the East Branch of the Delaware and its tributaries are an asset to the Town and Village of Andes, special measures must be taken to prevent flood damage. Areas in Andes that subject to flooding include lands adjoining rivers, streams, lakes, ponds, or wetlands where flooding results from spring snowmelt, heavy rains or other weather conditions.

Andes has several characteristics that increase the chance of flooding, such as the area's steep slopes and narrow valleys. Currently, flood control structures provide enhanced flood protection, but localized flood damage to roads, bridges, stream banks, and basements are occasionally experienced.

Floodplains are those low lying land areas adjacent to bodies of water that accommodate increased volumes of stream flow during major storms. This area

<sup>70</sup> According to NYCRR Title 6 Volume B Chapter X Subchapter B Article 10 Section 815.6 the *New York State Department of Environmental Conservation Stream Map, Andes Quadrangle*, Map Reference M-20.

<sup>71</sup> Not all of these species may be present today.



corresponds to the highest level of flooding that, on average, is likely to occur every 100 years. Andes has floodplain regulations in place, and is therefore eligible to participate in the National Flood Insurance Program (NFIP). This program enables individual property owners in flood prone areas to acquire flood insurance coverage at affordable rates. New structures within the floodplain should be elevated at or above the base flood elevation if located within the floodplain at all.

Flood insurance rate maps (FIRMs) indicated the location of floodplain areas within flood-prone municipalities. These maps are produced through geographic information systems (GIS) based application, detailed aerial photography, topographic information, storm records, and hydrology models to produce accurate and detailed digital FIRM maps for the Delaware/Catskill Watershed.

To foster stream stewardship throughout the New York City watershed, the Catskill Fund for the Future (CFF), under the Tourism, Skiing, Recreation, and the Arts Program, will provide matching funds for stream clean-up efforts. Funds can be provided to initiate an Adopt-a-Stream program where local companies and institutions provide matching funds and in-kind contributions to remove litter and debris from local streams and rivers. Funds can also be used for promotional events to raise public awareness of the importance of stream stewardship and tourism. Such a program in Andes would complement the efforts by Delaware County Soil and Water Conservation District and the New York City Department of Environmental Protection.

### Pepacton Reservoir

The largest water body in Andes is the Pepacton Reservoir, a reservoir created to provide water for New York City. The Pepacton Reservoir traverses Andes and is also the northern boundary for the Catskill Park in Andes. The Pepacton Reservoir was created in 1955, by impounding the East Branch of the Delaware River. The reservoir was named after the small hamlet of Pepacton after the hamlet was buried under 120 feet of water when the East Branch of the Delaware River was impounded<sup>72</sup>. The Pepacton flooded four communities, Arena, Pepacton, Shavertown, and Union Grove, displacing 974 people<sup>73</sup>.

The Pepacton Reservoir was created to provide water to New York City. The Reservoir is about twenty miles long and averages about one-half mile wide. The Reservoir is typically at full capacity between the months of March and June, water withdrawals usually result in a gradual drawdown of the reservoir during the summer and fall. Common fish species include brown trout, small mouth bass, brown bullhead, rock bass, yellow perch, white sucker, and alewife.

<sup>72</sup> <http://www.bearsystems.com/pepacton/pepacton.htm>

<sup>73</sup> Ibid.



Non-point source pollution from agricultural run-off and sewage upstream are of concern. The enacted watershed agreement provides funds to correct sewage problems and continue land acquisition. Access to the area is limited. Deer hunting, hiking and fishing are allowed by permit only in certain areas, and no powerboats are permitted on the Reservoir<sup>74</sup>.

### Tremper Kill & Liddle Brook Stonewalls

Tremper Kill and Liddle Brook have long been a vital component to the way of life in Andes. These waterways provide benefits to the residents of Andes as a scenic resource and as a water source for the daily operations of farms and sawmills. Both the Tremper Kill and Liddle Brook were laid with stonework in the early 19<sup>th</sup> century when they were used to power mills. The stonewalls, which still exist today, are the largest man-made structures in Andes. The areas surrounding the stonewalls have become a fertile area for plant life during the warmer months.

During the construction of the stonewalls, the banks of the streams were laid over timber which was then covered with soil. However, the timber is now exposed and is deteriorating as the soils erode and wash away. Many stones have been dislodged in places or are in danger of being dislodged.

The delicate ecosystems that exist adjacent to the stream embankments are presently in danger due to the continued erosion of the stone and the supporting timber. Efforts to preserve the stonewalls has been initiated by residents of Andes. Due to the historic significance of these stonewalls, the stonewalls may be eligible for an historic designation. Signage or plaques along the stream-walkway is desired to detail both the native history and the various flora and fauna of the area.

## **13.5 Wetlands**

Wetlands are recognized as important ecological resources that provide functional benefits to a community, and are perhaps the most critical of all water considerations due to their extreme sensitivity to development. The development limitations of wetlands must be taken into consideration in planning. Wetlands control stormwater runoff, improve water quality, stabilize soils, filter nutrients and contaminants, provide fish and wildlife habitat, and offer excellent passive recreational opportunities. In addition, wetlands can absorb great amounts of water during heavy rainfall and spring runoff, decreases the potential impacts of flooding.

The two regulatory agencies for wetlands are the Army Core of Engineers (ACOE) and the NYSDEC. The ACOE utilizes the National Wetlands Inventory (NWI) maps, which should be used with a degree of caution since this survey is based upon

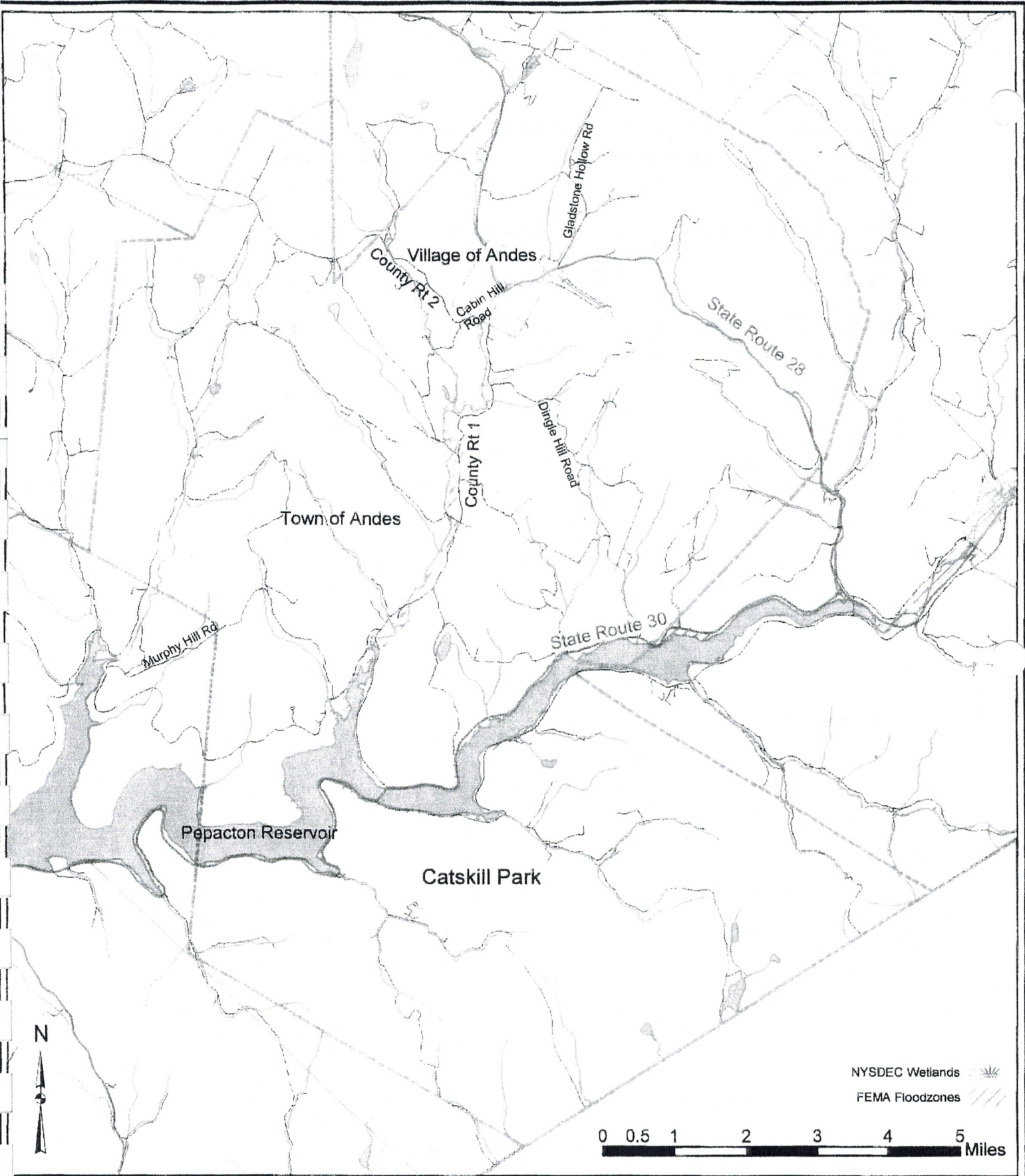
<sup>74</sup> <http://www.audubon.org>

air photo interpretation and only wetlands greater than 1 to 3 acres are identified. In addition, the accuracy is based upon the time of year, amount of rainfall, and other variables.

A more reliable source of wetlands information is the New York State Freshwater Wetlands Map (1976). NYSDEC has drawn attention to the special importance of wetlands that provide unique habitats for many forms of wildlife and vegetation.

Figure 9, "FEMA Floodplains, DEC Wetlands" illustrates the wetlands identified by the NYSDEC Freshwater Wetland maps.





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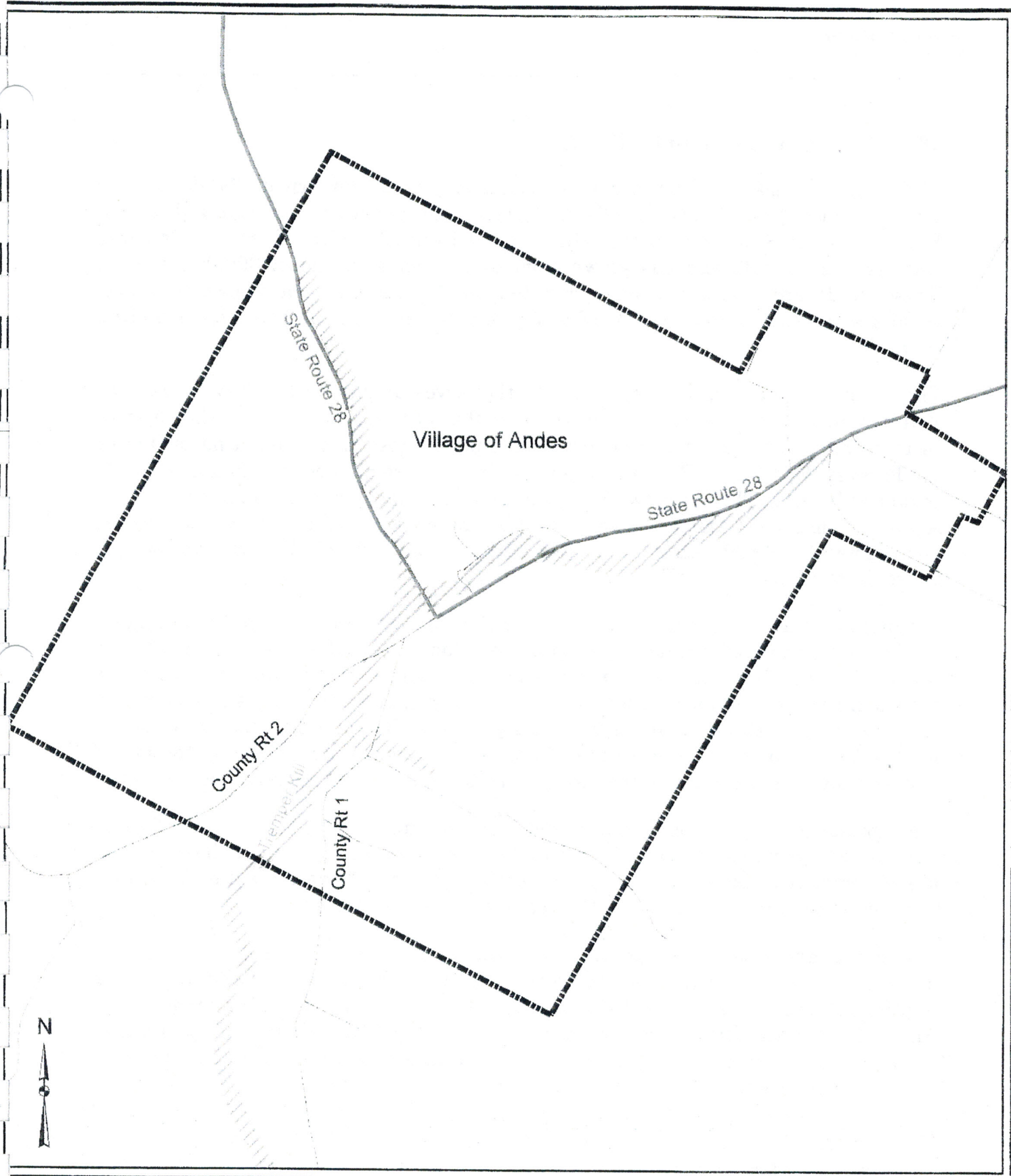
**FEMA FLOODPLAINS, DEC WETLANDS**

**Town of Andes**  
**Delaware County, New York**

Date:  
Nov., 2002

Scale:  
See Scalebar

Project #:  
10189.00



Village of Andes

State Route 28

State Route 28

County Rt 2

County Rt 1

N

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**VILLAGE FEMA FLOODPLAINS**

**Town of Andes  
Delaware County, New York**

Date:  
Nov., 2002

Scale:  
1 inch : 600 ft

Project #:  
10189.00



### 13.6 Forested Lands and Wildlife

The Catskill Park is a mountainous region of public and private lands in four counties, including Delaware, Ulster, Green, and Sullivan. The Catskill Forest Preserve is the State land within the Catskill Park. The Catskill Forest Preserve was created in 1885 and has grown from 34,000 acres to almost 300,000 acres<sup>75</sup>. These lands are constitutionally protected as “forever wild”, a designation that prohibits the sale of the land or of any products derived from the land including timber<sup>76</sup>.

The Forever Wild Forest Preserve currently serves as part of the New York City Watershed, but also provides a resource to the local communities in the form of recreation, ecology, and scenic beauty. There is no forest management permitted in the Forever Wild Forest Preserve, for example trees are not cut and the forest is not regularly burned. There are two Forest Preserve management units in the Town of Andes to manage Andes Forests; Middle Mountain Wild Forest consists of approximately 6,600 acres and Dry Brook Ridge Wild Forest consists of approximately 2,400 acres<sup>77</sup>.

Historically, numerous trades made use of the Catskill forest – furniture makers, lumberjacks, charcoal producers, hoop-makers (used to hold barrels together), and wood acid manufacturers. At one time there was very little forested land at all in the Catskills. For instance, historical records show that by the 1840's the supply of hemlock trees in the Catskills had been depleted to the point that major tanneries in New York had to re-establish their businesses in Pennsylvania. Today the forest has rebounded, in part due to the protection offered by the Catskill Forest Preserve.

The unique habitat of the Catskills includes mountainous or “sub-alpine” forests that contain primarily balsam fir and red spruce tree species. Both of these species are uncommon in New York except in northern or high elevation areas. The high peak areas remain cool and moist throughout the summer months.

The peaks are also known to support birds such as the Bicknell's thrush and blackpoll warbler, which nest in New York at high elevation habitats. These locations in the Catskills are the southern most extent of the breeding range of the Bicknell's thrush. Bicknell's thrush is a species at risk because of its limited breeding range, existing only in parts of New England, New York, Quebec, and maritime Canada<sup>78</sup>.

<sup>75</sup> Information provided from New York State Department of Environmental Conservation.

<sup>76</sup> Catskill Forest Preserve, Official Map and Guide; New York State Department of Environmental Conservation, Albany, New York, 1997.

<sup>77</sup> According to Frank Parks, Senior Forester of New York State Department of Conservation.

<sup>78</sup> “Governor Announces Acquisition of ‘Bearpen’, Catskill High Peak.” Press Release, June 10, 1999.



Wildlife in the Catskill region includes deer, coyotes, bears, rabbit species, bobcats, minks, fishers, red squirrel, and porcupines. The presence of these wildlife resources are important to Andes' local economy. Revenue is generated in Andes by the purchase of local goods and services by hunters and fishermen. Indiscriminant use of the forest will endanger the use of other important natural resources that exist within the environment. For example, cutting trees in close proximity to streams removes the natural shade provided to the stream and endangers the trout habitat that require specific stream temperatures.

### 13.7 Goals & Objectives

The Town and Village of Andes have recognized a great concern for the protection of the natural features within the community. The rural character and the scenic and aesthetic qualities of the community are frequently cited issues. There is also concern for the protection of special environmental features such as steep slopes, wetlands, lakes, streams, and scenic views. Agricultural lands are recognized as a special resource that should also be protected.

Protection plans need to be implemented in an effort to ensure the long-term preservation of these natural elements. As advocated by the Andes Comprehensive Plan Natural Resources Subcommittee, community leaders, and volunteers need to identify specific measures to protect the natural environment. These measures need to be implemented through joint community and municipal sponsorship, which will not only sets the goals and objectives needed for Andes to preserve its natural resources, but should offer incentives to citizens and businesses that encourage results. The New York State Open Space Master Plan can serve as a guide for Andes, providing information that can help Andes create the most beneficial and effective policies to support open space and recreation efforts.

Measures that can be undertaken by Andes to protect and conserve natural resources may include the following:

- List, inventory, and evaluate potential open space and natural areas desired for protection.
- Prioritize future open space and natural areas for preservation.
- Organize a meeting with all stakeholders, property owners, adjoining property owners, NYSDEC, US Army Corps of Engineers (ACOE), Conservancy groups, and others as applicable to determine/confirm interest in development of a resource management plan.
- Determine landowner interest in partnering with Andes for conservation.
- Develop an open space or "green" infrastructure budget.



- Produce comprehensive mapping products on local trail systems. Connect local trail system maps with regional trail system map products.
- Identify funding options and sources for the management plan, such as the NYS Environmental Protection or Bond Act funds.
- Negotiate access agreements for passive recreational uses.
- Provide incentives to land use developers to conserve open space for a variety of purposes.

Local governments should embark on an effort to provide for such incentives, while also enacting fair and consistent planning and zoning regulations that result in the preservation of the vast open spaces within Andes. These areas contain the widespread forests and wildlife that provide the scenic beauty and support the recreational opportunities that are derived from the natural environment. A campaign of environmental education should also be promoted to cultivate overall community awareness and to provide average citizens with steps that they can take in their own campaign of environmental preservation.

### Goals

*Protect the quality of the environment and the natural resources of the Town and Village of Andes from poorly thought out development, which would have a negative impact on natural resources and environmentally sensitive lands from potential sources of contamination and degradation. In addition, protect the special features of the natural environment that preserves and characterizes the Town and Village of Andes.*

### Objectives

- Ensure the protection of natural features through the Town and Village of Andes' regulatory processes, site plan review, and subdivision regulations.
- Evaluate strategies to preserve and protect agricultural land, scenic views and vistas, streams and lakes, wildlife, forests, and the watershed while providing responsible land development.
- Discourage potential sources of air and noise pollution.
- Encourage redevelopment and new development in areas that are minimally constrained by natural resources and ecologically sensitive land.
- Support region-wide efforts to improve water quality and conserve natural resources.
- Identify natural resources with signage.

## 14.0 AGRICULTURE

### Andes Agriculture

Agriculture has long been a staple to not only the economy in Andes, but to the very way of life that residents have come to enjoy. It has enhanced the landscape of the community by affording open vistas, picturesque farmhouses, and ample scenes of animals and livestock to enjoy for both residents and tourists alike. The large open fields also supplement the area wildlife by providing feeding grounds for deer and turkey, which both complements the regional scenery and enhances local hunting opportunities.

According to the Assessor for the Town of Andes, there are approximately 1,022.79 acres of hay meadow currently eligible for agricultural tax exemptions and approximately 2,974.26 acres of working farmland currently eligible for agricultural tax exemptions. Approximately thirty-six properties receive agricultural tax exemptions due to agricultural activities that occur on their land.<sup>79</sup> There are currently eleven fulltime dairy farms within the Town of Andes, accounting for approximately 1,300 dairy cattle. These expansive dairy farms that span across the Andes countryside dominated the local economy and land uses from the time of the earliest settlers until the 1950's, driven by the demand of the nearby New York City Metropolitan area. This served to propel Delaware County as the leading dairy producing county in the United States throughout part of that time.<sup>80</sup>

Andes also has many other smaller farms that cater to the production of beef and products associated with goats and sheep. In addition, several 'hobby' or 'part-time' farms are enjoyed by many of Andes residents, which produce items such as fresh fruit, vegetables, and specialty crops.<sup>81</sup>

### Delaware County Agriculture

"Agriculture is an economic and cultural mainstay in Delaware County."<sup>82</sup> The community's agricultural economy is still reflected by the numerous hillside dairy farms. Since the 1900's when agriculture reached its pinnacle in the area, there were 196,000 dairy farms alone within New York State. Today there are less than 8,400 dairy farms, an approximately eighty-six percent decrease, and has strained the smaller farms in the region. Never the less, agriculture is still a vital segment of the area economy.<sup>83</sup>

<sup>79</sup> According to a phone conversation with John Hopkins, Town of Andes Tax Assessor, on March 6, 2003.

<sup>80</sup> According to information provided by the Andes Comprehensive Plan Agriculture Subcommittee.

<sup>81</sup> Ibid.

<sup>82</sup> Delaware County Agriculture and Farmland Protection Plan, Delaware County Agricultural and Farmland Protection Board, December 2000.

<sup>83</sup> Ibid.



In recent years many community and governmental entities have come together to devise plans that will preserve the agricultural industry and maintain the rural communities. The Delaware County Agricultural and Farmland Protection Plan has been formed to promote and recommend strategies to support programs and funds to assist local farmers. Aside from such aspects such as administering the Farmland Protection Grants Program, the Plan promotes agricultural education in our schools and the fostering of community understanding and awareness to maintain the area's current agricultural industry and to preserve it's agricultural heritage.<sup>84</sup>

### Agricultural Easements

Government agencies and the conservation community have long recognized the acute financial pressures facing farms. Farmers are often 'land rich and cash poor', meaning that much of their investment and assets are tied up in their property. Too often a farmer that is struggling under debt, struggling to be profitable, or planning for retirement cannot resist the pressure to sell all or part of his/her land to a developer who makes a generous offer. Farmers by and large cannot afford to donate conservation easements, and often would not benefit largely from income tax deductions. In response to the loss of farmland across the country, many states, as well as a few local municipalities, land trusts, and watershed agencies, have established 'Purchase of Development Rights' (PDR) programs<sup>85</sup>. (See Appendix I)

PDR is a program where a government agency, town, or conservation organization pays cash for the development rights (a conservation easement) on an agricultural property, which helps the farmer realize and utilize much of the needed value tied up in their land, without losing it to development. PDR money can help pay off farm debt, expand operations, and keep a farmer in business; it keeps land available for production, and it helps keep our rural, agrarian countryside intact. Agricultural easements are generally designed to be more flexible than other types of conservation easements, allowing for the growth and evolution of farm operations and changing economic conditions. The New York State Department of Agriculture and Markets has a statewide competitive PDR program, available to farms in counties with completed Ag & Farmland Protection Plans. In the Catskill region specifically, the Watershed Agricultural Council has an agricultural easement program for active farms located within the NYC West-of-Hudson Watershed (See Appendix I)<sup>86</sup>.

<sup>84</sup> Ibid.

<sup>85</sup> The Catskill Center for Conservation and Development, "What is an Easement?" Attached as Appendix I

<sup>86</sup> Ibid

## 14.1 Goals & Objectives

The Town and Village of Andes' have recognized a great concern for the protection of the agricultural lands within the community. Agricultural education should be augmented and promoted in the community, for residents and local officials to better understand the importance of agriculture in Andes. Greater efforts are needed to foster community understanding and support for local farm businesses. Agricultural lands are recognized as a special resource that should also be protected.

In addition, the sale of development rights or conservation easements is not the only answer to farmland preservation, but it is a valuable tool that all farmers should consider. The decision to preserve the land and to access the development equity in the property is left solely to the farmer.

The Town and Village have identified the following goals and objectives to ensure that agricultural resources will be preserved and maintained.

### Goals

*Preserve the rural and agricultural character of the Town and Village and provide support to the agricultural community.*

### Objectives

- Continue to preserve land for agricultural purposes within the Town and Village of Andes.
- Administer and expand upon existing agricultural programs designed to aid farmers.
- Provide regulations and other incentives to support agricultural activities in the Town and Village of Andes that are in cooperation with the Delaware County Agricultural and Farmland Protection Plan.



## 15.0 INTER-MUNICIPAL COOPERATION

Andes government must impartially and efficiently allocate services and resources needed for the community. The structure and responsiveness of the local government impacts how each of these services are allocated, and also can have considerable implications as to how well the government serves its citizens. Andes problems are similar to those of other small communities throughout New York State. Federal and State spending has been drastically reduced over the past decade forcing local governments to tackle the problem of providing the best level of service with greatly reduced revenues.

The ability of the Andes government to solve these problems is related to how well it responds to changing needs and conditions. If the basic process of decision-making is without direction, larger and long-term consequences can occur. Ideally, local government should be accessible to the public with a clear and well-defined direction articulated. A strong governmental structure depends in part on the effectiveness of communication between the governing and regulatory bodies. Effective communication becomes especially important in the absence of professional planning staff.

In 1976, the Delaware County Planning Board approved contracts with local towns, including Andes, enabling Andes and other communities to participate in the Town Planning Advisory Service (TPAS) Program<sup>87</sup>. The TPAS Program provides ongoing technical planning assistance to the member community's local planning boards.

Delaware County is made up of thirty municipalities. The following are the communities neighboring Andes listed clockwise: to the north is Bovina, directly east is Margaretville, Arkville, and Hardenburgh are to the southeast, Rockland to the south, Colchester to the southwest, Hamden to the west, and Delhi is northwest of Andes. Due to Andes proximity to other small towns and villages, there is a strong interdependent relationship with the surrounding communities.

Complimenting the TPAS program, the formation of an intra-governmental communication mechanism, such as a liaison committee, would assist Andes in integrating goals in the areas of housing, economic development, historic preservation, open space, and environmental protection, infrastructure, and transportation.

<sup>87</sup> Town of Andes Comprehensive Plan, 1977.

## **15.1 Dissolution of the Village**

The purpose of intergovernmental cooperation is to do business in a more efficient manner. One option is dissolution of a Village into the Andes Township. With this action, the Village government ceases to exist, allowing for a combination of Town and Village departments and a higher level of shared resources. In February 2002, the Village of Andes motioned to dissolve the Village and a public referendum was held and passed successfully. Terms established that as of December 2003, the Village of Andes would cease to exist as the Village and become a part of the Town.

Article 19 of Village Law of the State of New York, allows that "a village may start the dissolution process by either a motion by the Village board or by a petition signed by one third of the Village voters". Following this motion, a public referendum must be held for voting on the terms of the dissolution.

According to Chapter 52, Section 21 of the General Municipal Law of the State of New York:

Any Village district and any district now in existence having the rights and powers of a Village district, may, at an annual meeting, by a 2:3 vote of its legal voters, terminate its existence and dispose of its corporate property. Upon the dissolution of any such district, the property, real and persona, which is contained within the former boundaries of the dissolved district shall continue to be subject to taxation and betterment assessments for the purpose of paying any unpaid bonds, notes, bills or other obligations incurred while the district was in existence, in the same manner as if the said district had not been dissolved. The selectmen of the town or towns in which the district was situated shall assess the taxes and betterment assessments in the same manner as if the district had not been dissolved and shall have the duty, authority, and power to pay such bonds, notes, bills or other obligations after the moneys received from such taxes and assessments. Provided, however, that in no case shall the total of any such taxes or assessment exceed the balance necessary to pay said bonds, notes, bills or other obligations after the net income derived from the property disposed of has been applied for the payment of the same.

With the undertaking of this action and the pending dissolution of the Village, the importance of the Plan for all the citizens of Andes is amplified, and is reflected in the quality and efforts of the Joint Comprehensive Planning Committee and this document.



## 15.2 Goals & Objectives

Inter-municipal cooperation can be a viable means for sharing resources. The Town and Village of Andes each have resources that benefit the other, but in addition municipal cooperation should be continued at the regional level as well.

Delaware County and neighboring communities to the Town and Village of Andes share numerous resources. These resources include transportation linkages, recreational opportunities, cultural resources, and even shared scenic views and vistas. Decisions made by one community ultimately affect neighboring communities, and changes in land use and development often span borders.

Inter-municipal cooperation will ensure that the long-term desires of the residents of Andes will be met and are listed below in the goals and objectives.

### Goals

*To recognize that some community issues span local municipal boundaries and should be viewed from a regional perspective.*

### Objectives

- Continue efforts to facilitate government co-operation and combined services for the Town and Village of Andes.
- Continue efforts to facilitate government co-operation between Andes, adjacent Townships, and Delaware County.
- Create formal organizational structures for inter-municipal cooperation.

## **16.0 IMPLEMENTATION PLAN**

It is hoped that the recommendations presented in any plan are implemented in a timely fashion. Toward this end, it is helpful to specify the “who”, “what”, and “when” of the recommendations. Table 16.0-1, “Implementation Schedule”, summarizes the major recommendations of this report according to each area of focus, each objective within the Plan, a timeframe for implementing the objective, specific implementation measures for each objective, the organization responsible for the recommended measures, an estimated cost for completing the objective where applicable, and potential funding sources.

It is recommended that immediately following the adoption of the Comprehensive Plan, Andes needs to create a Comprehensive Plan Implementation Committee. This Committee ensures that the Comprehensive Plan becomes an actively used tool and the community’s desires and goals are implemented in a timely fashion.

The Committee would then create smaller committees to work on specific goals, delegate tasks to community members, local officials, and/or regional officials. The Committee would function as a liaison between legislative boards. Most importantly, the Committee keeps the public informed, updated, and enthusiastic that Andes is following through and implementing the community’s goals.

The Committee would also guarantee that the Comprehensive Plan is actively used and regularly reviewed. Following the implementation of all Comprehensive Plan’s goals and recommendations, the Comprehensive Plan should then be updated. It is anticipated that the goals and recommendations listed within this Plan can be accomplished within five to ten years. Following this time period, the Comprehensive Plan should be then updated to reflect and identify new community goals.