

Appendix A  
“Andes 2001 Survey” by Delaware County Planning  
Department & TCC Findings

# TOWN AND VILLAGE OF ANDES PLANNING SURVEY

459 total surveys (22%)

1. Where is your property located?  
     [355] Town of Andes                      [72] Village of Andes                      [21] Both (I have more than 1 property)
  
2. How many years in total have you lived in the Town and/or Village of Andes?  
     [51] Less than 5 years                      [38] 10 to 14 years                      [20] 20 to 24 years  
     [27] 5 to 9 years                      [45] 15 to 19 years                      [105] More than 25 years  
  
     [153] second-home owners: 12 Less than 5 yrs    11 5 to 9 yrs    19 10 to 14 yrs    21 15-19 yrs  
    8 20-24 yrs    41 More than 25 yrs    44 did not specify    7 landowner only
  
3. How many years have you lived in Delaware County?  
     [46] Less than 5 years                      [35] 10 to 14 years                      [23] 20 to 24 years  
     [20] 5 to 9 years                      [49] 15 to 19 years                      [122] More than 25 years  
  
     [149] second-home owners: 10 Less than 5 yrs    11 5 to 9 yrs    17 10 to 14 yrs    22 15-19 yrs  
    8 20-24 yrs    44 More than 25 yrs    39 did not specify    5 landowner only
  
4. What most influenced your ORIGINAL decision to live in the Town and/or Village of Andes? **(Please check no more than 5)**

a. [97] Born or raised here	g. [39] Quality of Town/Village services
b. [45] Close to work	h. [109] Affordable housing costs
c. [116] Close to friends or relatives	i. [112] Low taxes
d. [311] Rural atmosphere/farmland	j. [ ] Other (please specify) _____
e. [47] Quality of schools	k. [ ] Other (please specify) _____
f. [115] Low crime rate	l. [ ] Other (please specify) _____
  
5. Why do you continue to live in the Town and/or Village of Andes? **(Please check no more than 5)**

a. [80] Born or raised here	g. [40] Quality of Town/Village services
b. [48] Close to work	h. [90] Affordable housing costs
c. [142] Close to friends or relatives	i. [106] Low taxes
d. [321] Rural atmosphere/farmland	j. [ ] Other (specify) _____
e. [51] Quality of schools	k. [ ] Other (specify) _____
f. [130] Low crime rate	l. [ ] Other (specify) _____
  
6. Which BEST describes how the Town and/or Village of Andes has changed since you moved here? (Please check ONE.)
  - a. [161] Andes has become a more desirable place to live.
  - b. [58] Andes has become a less desirable place to live.
  - c. [146] Andes has not changed noticeably in its desirability as a place to live.
  - d. [29] I have not lived here long enough to form an opinion.
  - e. [ ] Other (Please specify) \_\_\_\_\_
  
7. What do you like LEAST about the Town and/or Village of Andes? (Please check at least TWO.)
 

a. [134] Cost of services/taxes	d. [17] Housing costs
b. [72] Quality of services	e. [114] Lack of cultural/recreation options
c. [116] Transportation difficulties	f. [ ] Other (Please specify) _____
g. [ ] Other (Please specify) _____	



8. Please indicate your age bracket.

[33] Less than 25 years	[30] 40 to 44 years	[66] 60 to 64 years	[15] 80 to 84 years
[9] 25 to 29 years	[36] 45 to 49 years	[44] 65 to 69 years	[2] More than 85 years
[8] 30 to 34 years	[59] 50 to 54 years	[38] 70 to 75 years	
[13] 35 to 39 years	[66] 55 to 59 years	[22] 75 to 79 years	

9. How would you describe your current occupation?

- |  |  |
|--|--|
| a. [63] Executive/administrative/managerial    | h. [16] Private household occupation         |
| b. [85] Professional Occupation                | i. [170] Retired                             |
| c. [12] Technician or support occupation       | j. [13] Service occupation                   |
| d. [16] Sales occupation                       | k. [8] Farming, forestry or mining           |
| e. [7] Administrative support occupation       | l. [2] Precision production, craft or repair |
| f. [3] Machine operator/assembler/inspector    | m. [3] Transportation or material moving     |
| g. [5] Handler, cleaner, helper or laborer     | n. [6] Domestic engineer                     |
| o. [ ] Other <u>34 Others plus 33 Students</u> |  |

10. Please indicate below how you use your property (check all uses that apply, and consider all parcels of land that you own in the Town and/or Village):

- |                             |                         |
|-----------------------------|-------------------------|
| a. [271] Personal Residence | e. [153] Seasonal home  |
| b. [50] Farming/Agriculture | f. [15] Rental property |
| c. [41] Investment          | g. [13] Commercial      |
| d. [33] Home business       | h. [126] Recreation     |
|                             | i. [12] Other _____     |

11. Please indicate the importance of each of the following aspects of the Town's environment:

	Very Important	Important	Not That Important
a. Drinking water quality	[353]	[66]	[15]
b. Air quality	[358]	[67]	[9]
c. Wetlands	[151]	[172]	[92]
d. Farmland	[239]	[165]	[26]
e. Mature forests	[245]	[155]	[27]
f. Wildlife habitat	[268]	[133]	[28]
g. Stream water quality	[300]	[105]	[22]
h. Stream corridors	[192]	[157]	[56]
i. River access	[143]	[155]	[103]
j. Scenic views	[263]	[117]	[46]
k. Historic buildings	[175]	[174]	[64]
l. Open Space/Recreation	115	65	16
m. Rural character (i.e. stone walls, dirt roads, scenic vistas, etc.)	[260]	[123]	[32]
n. Other _____	[ ]	[ ]	[ ]
o. Other _____	[ ]	[ ]	[ ]

12. Are there any geographic areas of the Town and/or Village where you believe the Planning Committee should recommend the protection or preservation of existing natural, open space, farmland or cultural resources? If so, please list them below and be as specific as possible:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

13. How important is it for the Town and/or Village to review each of the following aspects of developments?

	Very Important	Important	Not That Important
a. Historic character	[194]	[173]	[61]
b. Business signs	[129]	[194]	[98]
c. Site design and layout	[172]	[172]	[67]
d. Landscaping	[156]	[201]	[57]
e. Preserving large trees at new commercial sites	[226]	[142]	[54]
f. Scenic impact	[258]	[138]	[30]
g. Impact on streams	[276]	[124]	[22]
h. Protection of farmland	[265]	[134]	[27]
i. Density of residential development	[232]	[143]	[35]
j. Hillside/ravine development	[155]	[159]	[80]
k. Proximity of commercial development to residences	[196]	[152]	[58]
l. Municipal parking areas in the Village	[121]	[167]	[118]
m. Other _____	[ ]	[ ]	[ ]
n. Other _____	[ ]	[ ]	[ ]

14. Do you think it is important for the Town and/or Village of Andes to preserve scenic roads and vistas?

[378] Yes

[44] No

If yes, how would you like them preserved? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. The timber industry has been a traditionally important industry in Delaware County and appears to have potential growth. Timbering also presents some challenges for the Town and Village of Andes in terms of road maintenance and ensuring good logging practices. Is there a way for the Town and/or the Village to address these issues and still support the industry?

[352] I believe the Town and/or Village should require logging permits to ensure roads are not damaged during operations and good logging practices are employed.

[72] I believe logging is too important to tamper with and logging permits should not be required.

16. Should the **Town** of Andes establish or improve local controls with respect to the following:

	Yes	No
a. Protecting the right to timber?	[309]	[100]
b. Protecting the right to mine?	[278]	[127]
c. Regulating junk vehicle storage	[400]	[34]
d. Regulating mobile home parks?	[367]	[51]
e. Public gatherings/festivals of 2500 people or more	[329]	[87]
f. Snow removal	[332]	[72]
g. Other _____	[ ]	[ ]
h. Other _____	[ ]	[ ]



17. Should the Village of Andes establish or improve local controls with respect to the following:

	Yes	No
a. Protecting the right to timber?	[227]	[122]
b. Protecting the right to mine?	[205]	[136]
c. Regulating junk vehicle storage?	[332]	[37]
d. Regulating mobile home parks?	[303]	[57]
e. Public gatherings/festivals of 2500 people or more	[273]	[81]
f. Snow removal	[295]	[48]
g. Other _____	[ ]	[ ]
h. Other _____	[ ]	[ ]

18. For the purposes of this survey we are defining a farmer as any person that receives \$10,000.00 or more a year from the farm they currently run. Therefore, **if you are a farmer**, please list the importance of each of the following to farming in the Town and/or Village of Andes.

	Very Important	Important	Not Important
a. Limit increases in property taxes	[38]	[6]	[3]
b. Help with environmental compliance (CAFO, NYC, etc.)	[20]	[15]	[6]
c. Right to farm laws	[24]	[10]	[5]
d. Agricultural district development	[21]	[12]	[6]
e. Purchase of development rights programs	[16]	[9]	[8]
f. Direct marketing of products to consumers	[22]	[12]	[4]
g. Development of new products and markets	[18]	[13]	[5]
h. Consumer "buy local" education	[18]	[12]	[6]
i. Youth agricultural education	[21]	[12]	[4]
j. Farm neighbor education	[17]	[13]	[6]
k. Estate planning education	[19]	[16]	[4]
l. Utility cost reductions	[30]	[10]	[3]
m. Financing availability	[23]	[13]	[4]
n. Agricultural land cost	[18]	[12]	[7]
o. Access to support businesses	[16]	[10]	[10]
p. Availability of skilled labor	[21]	[11]	[7]
q. Other <u>*availability and proximity of equipment retailers</u>	[1]	[ ]	[ ]
r. Other _____	[ ]	[ ]	[ ]

19. How compatible do you feel each of the following forms of NEW residential/commercial development would be for the Town and/or Village of Andes?

	Compatible Some Places	Incompatible Everywhere
a. Single family residences on large lots	[392]	[25]
b. Single family second home	[373]	[39]
c. Mobile home park	[151]	[265]
d. Townhouses/Apartments	[220]	[185]
e. Conservation subdivisions*	[276]	[109]
f. Retail and specialty shops (crafts, antiques, arts, etc.)	[373]	[31]
g. Professional office space	[354]	[49]
h. Motel/hotel	[342]	[59]
i. Wood products (crafts, furniture)	[384]	[28]
j. Wood processing (i.e. sawmill)	[348]	[60]
k. Metal fabrication (e.g. tool & die shops)	[283]	[120]

Compatible

Incompatible

	Some Places	Everywhere
l. Other light manufacturing	[313]	[86]
m. Mini-storage warehousing	[207]	[193]
n. Trucking terminals	[154]	[249]
o. Auto repairs	[348]	[58]
p. Car wash	[270]	[126]
q. Commercial kennels	[262]	[128]
r. Beauty salon/barber shop	[374]	[31]
s. Roadside farm stands	[394]	[14]
t. Other _____	[ ]	[ ]
u. Other _____	[ ]	[ ]

\* (Conservation or cluster subdivisions use smaller lots so most of the subdivision can be dedicated to permanent open space, increasing density on part of the property to do so but not for the overall tract.)

If you feel any of the above are compatible only in some areas within the Town and/or Village, please indicate where below or use additional paper:

Form of development

Appropriate Area to Locate

\_\_\_\_\_

\_\_\_\_\_

20. How much additional NEED is there in the Town and/or Village of Andes for the following types of consumer establishments?

	Strong Need	Slight Need	No Need
a. Convenience store	[111]	[123]	[159]
b. Supermarket	[158]	[91]	[156]
c. Department store	[84]	[99]	[213]
d. Home improvement center	[159]	[105]	[139]
e. Adult clothing store	[59]	[141]	[188]
f. Children's clothing store	[55]	[144]	[187]
g. Appliance store	[58]	[114]	[217]
h. Fast food restaurant	[50]	[63]	[286]
i. Other restaurant	[88]	[114]	[182]
j. Auto repair shop	[127]	[170]	[96]
k. Medical/dental office	[198]	[130]	[69]
l. Other _____	[ ]	[ ]	[ ]
m. Other _____	[ ]	[ ]	[ ]
n. Other _____	[ ]	[ ]	[ ]

21. How would you rate the quality of the following public and semi-public services?

	High Quality	Fair Quality	Poor Quality
a. Health care services	[43]	[176]	[117]
b. Utilities (e.g. electric, phone gas, internet, etc.)	[182]	[205]	[21]
c. Highway maintenance	[154]	[189]	[73]
d. Overall code enforcement by local officials	[96]	[215]	[66]
e. Andes Central School	[152]	[157]	[31]
	High Quality	Fair Quality	Poor Quality
f. Other (Please Specify)			



Village Services

	[ ]	[ ]	[ ]
g. Water services	[46]	[87]	[34]
h. Garbage pick-up	[62]	[73]	[34]
i. Street lighting	[53]	[111]	[25]
j. Cable system	[58]	[80]	[23]
k. Internet services	[46]	[89]	[30]

22. To what extent would you generally favor spending your tax money ADDING, EXPANDING or IMPROVING each of the following public services and facilities in the Town of Andes and/or the Village of Andes?

	Support	Oppose
a. Municipal roadways	[301]	[83]
b. Trails and bicycle paths	[240]	[143]
c. Fire Protection	[363]	[43]
d. Ambulance Service	[381]	[23]
e. Health Care Services	[313]	[71]
f. Police protection	[261]	[121]
g. Library Services	[280]	[96]
h. Historic Preservation	[270]	[116]
i. Community Parks	[264]	[113]
j. Andes Central School	[304]	[89]
k. Other _____	[ ]	[ ]
l. Other _____	[ ]	[ ]

23. The Town of Andes and/or Village of Andes needs to develop recreational facilities and/or job opportunities for:

	Strong Need	Slight Need	No Need
a. Young children	[184]	[107]	[69]
b. Teenagers	[289]	[69]	[23]
c. Adults	[224]	[97]	[45]
d. Seniors	[155]	[141]	[60]

24. The New York State Department of Transportation (NYSDOT) has expressed a need to repair New York State Route 28 (NYS Rte 28) through the Town and Village of Andes. As part of this reconstruction, issues with the safety of Palmer Hill between Andes and Margaretville have been discussed. As a committee we would like to know your opinion. Does Palmer Hill need to be reconstructed? This includes realignment, flattening, shoulder repairs, widening, etc.

[224] Yes

[161] No

Please indicate what areas of Palmer Hill and NYS Route 28 should be recommended to the NYSDOT as the most critical safety features of the road.

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25. The Town of Andes has a Zoning Ordinance, which was adopted in August 1994. The Ordinance, which has been used by the Town since that time, regulates the density of land uses by specifying lot allocations for each parcel of land in the Town. These allocations are based on a formula developed in the Town Subdivision Law. It was agreed that the Town would have only one General Zone and the

Planning Board would do Site Plan Reviews for every proposed commercial or industrial use in the Town to determine if proposed land uses are compatible with existing surrounding land uses. At this time the Town would like to know if you feel the existing zoning is effective or should the Town look at dealing with density issues by creating multiple zones rather than the one in the Town.

[220] Effective

[104] Not effective

26. The Village of Andes adopted a Zoning Local Law in January of 1989. The Village currently has four defined zones, Rural Residential (R-R), Village Residential (V-R), Highway Residential (H-R), and Industrial (I). Do you feel that the existing Local Law to regulate Zoning in the Village is adequate?

[236] Yes

[68] No

27. Indicate which issues should be guided and/or regulated by zoning in the Town of Andes.

[253] Minimum lot size

[180] Scenic views

[359] Junkyards

[162] Road frontage

[286] Mobile Homes

[178] Building setbacks

[124] Minimum dwelling size

[175] Parking

[ ] Other \_\_\_\_\_

[155] Neighbors' use of land

[234] Signs

[234] Specified areas for residential and commercial business

28. Indicate which issues should be guided and/or regulated by zoning in the Village of Andes.

[186] Minimum lot size

[148] Scenic views

[ ] Other \_\_\_\_\_

[291] Junkyards

[138] Road frontage

[236] Mobile Homes

[155] Building setbacks

[110] Minimum dwelling size

[189] Parking

[155] Neighbors' use of land

[220] Signs

[212] Main Street Development

[136] Adult Uses

[190] Telecommunications Towers

[171] Specified areas for residential and commercial business

29. The Village of Andes has been experiencing some revitalization along Main Street in recent years. This revitalization of Main Street has been primarily accomplished through individual private projects. However, these changes have created a sense of community and the idea of an organized Main Street Revitalization effort has been discussed among many of the Main Street property owners. Are you in favor of Main Street programming efforts taking place in the Village and if so what type of things would you like to see on Main Street?

[290] Yes

[44] No

Main Street efforts I would like to see include:

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30. Currently the Village of Andes and the Town of Andes are working together to develop a cohesive Comprehensive Plan that can be utilized by both communities to guide future growth and/or development. As part of this co-operative effort the two municipalities have agreed to focus on the needs of each community as well as the needs of the Town and Village combined. Are you in favor of pursuing more intermunicipal projects and/or services?

[310] Yes

[70] No

31. Do any members of your family volunteer and participate in Town, Village or other Community activities, such as: fire company, town or village committees, civic clubs, scouting, other?

[253] No

[143] Yes

If yes please list them: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

32. Would you be interested in volunteering to help the communities achieve their goals?

[152] Yes

[170] No

If yes, how would you like to help (check all that are applicable):

[59] I would consider joining a civic or interest group.

[60] Already active in my church or religious organization.

[53] I have business skills and work experience to offer the community.

[38] I would consider volunteering with the elderly.

[50] I would consider volunteering with children.

[59] I am interested in helping promote arts and culture in the community.

[77] I am interested in participating in natural resource protection and promotion.

[30] I am interested in organizing recreational opportunities for the community.

[ ] Other \_\_\_\_\_

33. What do you think are the important assets of the communities? (Please specify the assets as they apply to the Town or the Village of Andes)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

34. What about the Town of Andes or the Village of Andes would you like to see improved? (please specify the improvements as they are applicable to the Town or the Village.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

35. What ideas do you have for projects and/or community events to pursue in the Town or Village of Andes? (please specify if the event pertains to the Town or the Village.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

36. Where would you like to see the **Town** of Andes in the next 10-20 years – what is most important?  
(please indicate an answer for each possible future characteristic)

	Very Important to Future	Not that Important to Future
a. Preservation of historical heritage	[302]	[72]
b. Economic development (better jobs & incomes)	[309]	[66]
c. Profitable farms and farmland preservation	[347]	[40]
d. Improved recreational facilities and trails (ie. snowmobile trails, rail trails, horseback trails, etc.)	[251]	[124]
e. Development of the tourism industry	[259]	[105]
f. Higher quality residential development	[206]	[133]
g. Higher quality commercial development	[194]	[137]
h. A "clean and green" environment	[349]	[32]
i. A thriving timber industry	[163]	[188]
j. More second home development	[148]	[194]
k. New agricultural industries	[250]	[100]
l. More small-scale industrial jobs	[243]	[110]
m. Growth of existing businesses and industry	[274]	[67]
n. More local shopping opportunities	[233]	[125]
o. Preservation of existing rural character	[357]	[22]
p. Public hunting and fishing on newly acquired and existing New York City properties	[233]	[134]
q. Other _____	[ ]	[ ]
r. Other _____	[ ]	[ ]

37. Where would you like to see the **Village** of Andes in the next 10-20 years – what is most important?  
(please indicate an answer for each possible future characteristic)

	Very Important to Future	Not that Important to Future
a. Preservation of historical heritage	[271]	[38]
b. Economic development (better jobs & incomes)	[248]	[49]
c. Profitable farms and farmland preservation	[225]	[72]
d. Improved recreational facilities and trails (ie. snowmobile trails, rail trails, horseback trails, etc.)	[184]	[104]
e. Development of the tourism industry	[222]	[66]
f. Higher quality residential development	[187]	[82]
g. Higher quality commercial development	[187]	[90]
h. A "clean and green" environment	[280]	[22]
i. A thriving Main Street Program	[250]	[48]
j. More second home development	[101]	[166]
k. More "niche" or specialty businesses	[218]	[68]
l. More small-scale industrial jobs	[192]	[81]
m. Growth of existing businesses and industry	[230]	[46]
n. More local shopping opportunities	[214]	[73]
o. Preservation of existing rural character	[274]	[25]
p. Public hunting and fishing on newly acquired and existing New York City properties	[172]	[114]
q. Other _____	[ ]	[ ]
r. Other _____	[ ]	[ ]

38. Please feel free to add any additional comments you may wish in the space provided below.
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# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

## 459 Total Surveys (22%)

### Where is your property located?

[355]	Town of Andes	(77.34%)
[72]	Village of Andes	(15.68%)
[21]	Both (I have more than 1 property)	(4.57%)

### How many years in total have you lived in the Town and/or Village of Andes?

[51]	Less than 5 years	(11.11%)
[27]	5 to 9 years	(5.88%)
[38]	10 to 14 years	(8.28%)
[45]	15 to 19 years	(9.8%)
[20]	20 to 24 years	(4.35%)
[105]	More than 25 years	(22.88%)

[153] Second-home owners: (33.33%)

<u>12</u>	Less than 5 yrs
<u>11</u>	5 to 9 yrs
<u>19</u>	10 to 14 yrs
<u>21</u>	15-19 yrs
<u>8</u>	20-24 yrs
<u>41</u>	More than 25 yrs
<u>44</u>	Did not specify
<u>7</u>	Landowner only

### What most influenced your ORIGINAL decision to live in the Town and/or Village of Andes?

[311]	Rural atmosphere/farmland	(67.75%)
[115]	Low crime rate	(28.32%)
[116]	Close to friends or relatives	(25.27%)
[112]	Low taxes	(24.4%)
[109]	Affordable housing costs	(23.75%)
[97]	Born or raised here	(21.13%)
[47]	Quality of schools	(10.23%)
[45]	Close to work	(9.8%)
[39]	Quality of Town/Village services	(8.5%)

# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Why do you continue to live in the Town and/or Village of Andes?

- [321] Rural atmosphere/farmland
- [142] Close to friends or relatives
- [130] Low crime rate
- [106] Low taxes
- [90] Affordable housing costs
- [80] Born or raised here
- [51] Quality of schools
- [48] Close to work
- [40] Quality of Town/Village services

Please indicate below how you use your property (check all uses that apply, and consider all parcels of land that you own in the Town and/or Village):

- [271] Personal Residence (59.04%)
- [153] Seasonal home (33.33%)
- [126] Recreation (27.45%)
- [50] Farming/Agriculture (10.89%)
- [41] Investment (8.93%)
- [33] Home business (7.18%)
- [15] Rental property (3.26%)
- [13] Commercial (2.83%)
- [12] Other (2.61%)

Which **BEST** describes how the Town and/or Village of Andes has changed since you moved here?

- [161] Andes has become a more desirable place to live (35.08%)
- [146] Andes has not changed noticeably in its desirability as a place to live. (31.81%)
- [58] Andes has become a less desirable place to live. (12.64%)
- [29] I have not lived here long enough to form an opinion. (6.32%)

What do you like **LEAST** about the Town and/or Village of Andes?

- [134] Cost of services/taxes (29.19%)
- [116] Transportation difficulties (25.27%)
- [114] Lack of cultural/recreation options (24.83%)
- [72] Quality of services (15.86%)
- [17] Housing costs (3.7%)



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

**Please indicate your age bracket.**

[33]	Less than 25 years	(7.18%)
[9]	25 to 29 years	(1.96%)
[8]	30 to 34 years	(1.74%)
[13]	35 to 39 years	(2.83%)
[30]	40 to 44 years	(6.53%)
[36]	45 to 49 years	(7.84%)
[59]	50 to 54 years	(12.85%)
[66]	55 to 59 years	(14.37%)
[66]	60 to 64 years	(14.37%)
[44]	65 to 69 years	(9.58%)
[38]	70 to 75 years	(8.27%)
[22]	75 to 79 years	(4.79%)
[15]	80 to 84 years	(3.26%)
[2]	More than 85 years	(0.43%)

**How would you describe your current occupation?**

[170]	Retired	(37.03%)
[85]	Professional Occupation	(18.51%)
[67]	Other Including 33 Students	(14.59%)
[63]	Executive/administrative/managerial	(13.72%)
[16]	Sales occupation	(3.48%)
[16]	Private household occupation	(3.48%)
[13]	Service occupation	(2.83%)
[12]	Technician or support occupation	(2.61%)
[8]	Farming, forestry or mining	(1.74%)
[7]	Administrative support occupation	(1.52%)
[6]	Domestic engineer	(1.30%)
[5]	Handler, cleaner, helper or laborer	(1.08%)
[3]	Transportation or material moving	(0.65%)
[3]	Machine operator/assembler/inspector	(0.65%)
[2]	Precision production, craft or repair	(0.43%)



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Please indicate the importance of each of the following aspects of the Town's environment:

	Very Important	Important	Not That Important
Air quality	[358]	[67]	[9]
Drinking water quality	[353]	[66]	[15]
Stream water quality	[300]	105]	[22]
Wildlife habitat	[268]	[133]	[28]
Scenic views	[263]	[117]	[46]
Rural character	[260]	[123]	[32]
Mature forests	[245]	[155]	[27]
Farmland	[239]	[165]	[26]
Stream corridors	[192]	[157]	[56]
Historic buildings	[175]	[174]	[64]
Wetlands	[151]	[172]	[92]
River access	[143]	[155]	[103]
Open Space/Recreation	[115]	[65]	[16]

How important is it for the Town and/or Village to review each of the following aspects of developments?

	Very Important	Important	Not That Important
Impact on streams	[276]	[124]	[22]
Protection of farmland	[265]	[134]	[27]
Scenic impact	[258]	[138]	[30]
Density of residential development	[232]	[143]	[35]
Preserving large trees at new commercial sites	[226]	[142]	[54]
Proximity of commercial development to residences	[196]	[152]	[58]
Historic character	[194]	[173]	[61]
Site design and layout	[172]	[172]	[67]
Landscaping	[156]	[201]	[57]
Hillside/ravine development	[155]	[159]	[80]
Business signs	[129]	[194]	[98]
Municipal parking areas in the Village	[121]	[167]	[118]

Do you think it is important for the Town and/or Village of Andes to preserve scenic roads and vistas?

[378] Yes    [44] No



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Is there a way for the Town and/or the Village to address timber issues (in terms of road maintenance and ensuring good logging practices) and still support the timber industry?

- [352] I believe the Town and/or Village should require logging permits to ensure roads are not damaged during operations and good logging practices are employed.
- [72] I believe logging is too important to tamper with and logging permits should not be required.

Should the Town of Andes establish or improve local controls with respect to the following:

	Yes	No
Regulating junk vehicle storage	[400]	[34]
Regulating mobile home parks?	[367]	[51]
Snow removal	[332]	[72]
Public gatherings/festivals of 2500 people or more	[329]	[87]
Protecting the right to timber?	[309]	[100]
Protecting the right to mine?	[278]	[127]

Should the Village of Andes establish or improve local controls with respect to the following:

	Yes	No
Regulating junk vehicle storage?	[332]	[37]
Regulating mobile home parks?	[303]	[57]
Snow removal	[295]	[48]
Public gatherings/festivals of 2500 people or more	[273]	[81]
Protecting the right to timber?	[227]	[122]
Protecting the right to mine?	[205]	[136]

# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Farmers evaluated and listed the importance of each of the following to farming in the Town and/or Village of Andes:

	Very Important	Not Important	Important
Limit increases in property taxes	[38]	[6]	[3]
Utility cost reductions	[30]	[10]	[3]
Right to farm laws	[24]	[10]	[5]
Financing availability	[23]	[13]	[4]
Direct marketing of products to consumers	[22]	[12]	[4]
Youth agricultural education	[21]	[12]	[4]
Agricultural district development	[21]	[12]	[6]
Availability of skilled labor	[21]	[11]	[7]
Help with environmental compliance	[20]	[15]	[6]
Estate planning education	[19]	[16]	[4]
Development of new products and markets	[18]	[13]	[5]
Consumer "buy local" education	[18]	[12]	[6]
Agricultural land cost	[18]	[12]	[7]
Farm neighbor education	[17]	[13]	[6]
Access to support businesses	[17]	[10]	[10]
Purchase of development rights programs	[16]	[9]	[8]



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

The following forms of NEW residential/commercial development would be for the Town and/or Village of Andes were rated as follows:

	Compatible Some Places	Incompatible Everywhere
Roadside farm stands	[394]	[14]
Single-family residences on large lots	[392]	[25]
Wood products (crafts, furniture)	[384]	[28]
Beauty salon/barber shop	[374]	[31]
Single-family second home	[373]	[39]
Retail and specialty shops	[373]	[31]
Professional office space	[354]	[49]
Auto repairs	[348]	[58]
Wood processing (i.e. sawmill)	[348]	[60]
Motel/hotel	[342]	[59]
Other light manufacturing	[313]	[86]
Metal fabrication (e.g. tool & die shops)	[283]	[120]
Conservation subdivisions*	[276]	[109]
Car wash	[270]	[126]
Commercial kennels	[262]	[128]
Townhouses/Apartments	[220]	[185]
Mini-storage warehousing	[207]	[193]
Trucking terminals	[154]	[249]
Mobile home park	[151]	[265]

\* (Conservation or cluster subdivisions use smaller lots so most of the subdivision can be dedicated to permanent open space, increasing density on part of the property to do so but not for the overall tract.)

The NEED for the following additional services in the Town and/or Village of Andes for types of consumer establishments were rated as follows:

	Strong Need	Slight Need	No Need
Medical/dental office	[198]	[130]	[69]
Supermarket	[158]	[91]	[156]
Home improvement center	[159]	[105]	[139]
Auto repair shop	[127]	[170]	[96]
Convenience store	[111]	[123]	[159]
Other restaurant	[88]	[114]	[182]
Department store	[84]	[99]	[213]
Adult clothing store	[59]	[141]	[188]
Appliance store	[58]	[114]	[217]
Children's clothing store	[55]	[144]	[187]
Fast food restaurant	[50]	[63]	[286]



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

The Town of Andes and/or Village of Andes needs to develop recreational facilities and/or job opportunities for:

	Strong Need	Slight Need	No Need
Teenagers	[289]	[69]	[23]
Adults	[224]	[97]	[45]
Young children	[184]	[107]	[69]
Seniors	[155]	[141]	[60]

The quality of the following public and semi-public services were rated as:

	High Quality	Fair Quality	Poor Quality
Utilities (electric, phone gas, internet)	[182]	[205]	[21]
Highway maintenance	[154]	[189]	[73]
Andes Central School	[152]	[157]	[31]
Overall code enforcement by local officials	[96]	[215]	[66]
Health care services	[43]	[176]	[117]

## Village Services

Garbage pick-up	[62]	[73]	[34]
Cable system	[58]	[80]	[23]
Street lighting	[53]	[111]	[25]
Internet services	[46]	[89]	[30]
Water services	[46]	[87]	[34]



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Respondents generally favored spending their tax money towards ADDING, EXPANDING, or IMPROVING the following public services and facilities in the Town of Andes and/or the Village of Andes:

	Support	Oppose
Ambulance Service	[381]	[23]
Fire Protection	[363]	[43]
Health Care Services	[313]	[71]
Andes Central School	[304]	[89]
Municipal roadways	[301]	[83]
Library Services	[280]	[96]
Historic Preservation	[270]	[116]
Community Parks	[264]	[113]
Police protection	[261]	[121]
Trails and bicycle paths	[240]	[143]

The Town of Andes has a Zoning Ordinance, which was adopted in August 1994. At this time the Town would like to know if you feel the existing zoning is effective or should the Town look at dealing with density issues by creating multiple zones rather than the one in the Town.

[220] Effective	(47.93%)
[104] Not effective	(22.65%)

The Village of Andes adopted a Zoning Local Law in January of 1989. Do you feel that the existing Local Law to regulate Zoning in the Village is adequate?

[236] Yes	(51.41%)
[68] No	(14.81%)

Currently the Village of Andes and the Town of Andes are working together to develop a cohesive Comprehensive Plan that can be utilized by both communities to guide future growth and/or development.

As part of this co-operative effort the two municipalities have agreed to focus on the needs of each community as well as the needs of the Town and Village combined. Are you in favor of pursuing more intermunicipal projects and/or services?

[310] Yes	(67.53%)
[70] No	(15.25%)



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

The following issues should be guided and/or regulated by zoning in the Town of Andes:

[359] Junkyards	(78.21%)
[286] Mobile Homes	(62.30%)
[253] Minimum lot size	(55.11%)
[234] Specified areas for residential & commercial business	(50.98%)
[234] Signs	(50.98%)
[180] Scenic views	(39.21%)
[178] Building setbacks	(37.77%)
[175] Parking	(38.12%)
[162] Road frontage	(35.29%)
[155] Neighbors' use of land	(33.76%)
[124] Minimum dwelling size	(27.01%)

The following issues should be guided and/or regulated by zoning in the Village of Andes:

[291] Junkyards	(63.39%)
[236] Mobile Homes	(51.41%)
[220] Signs	(47.93%)
[212] Main Street Development	(46.18%)
[190] Telecommunications Towers	(41.39%)
[189] Parking	(41.17%)
[186] Minimum lot size	(40.52%)
[171] Specified areas for residential & commercial business	(37.25%)
[155] Building setbacks	(25.05%)
[155] Neighbors' use of land	(33.76%)
[148] Scenic views	(32.24%)
[138] Road frontage	(30.06%)
[136] Adult Uses	(29.62%)
[110] Minimum dwelling size	(23.96%)

The Village of Andes has been experiencing some revitalization along Main Street in recent years. This revitalization of Main Street has been primarily accomplished through individual private projects. However, these changes have created a sense of community and the idea of an organized Main Street Revitalization effort has been discussed among many of the Main Street property owners.



# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Are you in favor of Main Street programming efforts taking place in the Village and if so what type of things would you like to see on Main Street?

[290] Yes (63.18%)  
[44] No (9.58%)

Where would you like to see the Town of Andes in the next 10-20 years – what is most important?

	Very Important to Future	Not that Important to Future
Preservation of existing rural character	[357]	[22]
A “clean and green” environment	[349]	[32]
Profitable farms and farmland preservation	[347]	[40]
Economic development (better jobs & incomes)	[309]	[66]
Preservation of historical heritage	[302]	[72]
Development of the tourism industry	[259]	[105]
Growth of existing businesses and industry	[274]	[67]
Improved recreational facilities and trails	[251]	[124]
New agricultural industries	[250]	[100]
More small-scale industrial jobs	[243]	[110]
More local shopping opportunities	[233]	[125]
Public hunting and fishing on NYC properties	[233]	[134]
Higher quality residential development	[206]	[133]
Higher quality commercial development	[194]	[137]
A thriving timber industry	[163]	[188]
More second home development	[148]	[194]

# TOWN AND VILLAGE OF ANDES JOINT COMPREHENSIVE PLAN SURVEY RESULTS

Where would you like to see the Village of Andes in the next 10-20 years – what is most important?

	Very Important to Future	Not that Important to Future
A “clean and green” environment	[280]	[22]
Preservation of existing rural character	[274]	[25]
Preservation of historical heritage	[271]	[38]
A thriving Main Street Program	[250]	[48]
Economic development (better jobs & incomes)	[248]	[49]
Growth of existing businesses and industry	[230]	[46]
Profitable farms and farmland preservation	[225]	[72]
Development of the tourism industry	[222]	[66]
More “niche” or specialty businesses	[218]	[68]
More local shopping opportunities	[214]	[73]
More small-scale industrial jobs	[192]	[81]
Higher quality residential development	[187]	[82]
Higher quality commercial development	[187]	[90]
Improved recreational facilities and trails	[184]	[104]
Public hunting and fishing on NYC properties	[172]	[114]
More second home development	[101]	[166]



Appendix B  
Public Meeting January 3, 2002 Results

**January 3, 2002**  
**Andes Joint Comprehensive Plan**  
**Public Information Meeting**

**Open Space/Cultural**

The public information meeting focused on defining the goals and objectives for the Comprehensive Plan. Attendants of the meeting were divided into groups, of their choice, to work on three components within the Town and the Village. These components included, Main Street, Open Space/Cultural Resources, and Economic Development.

The Open Space/Cultural Group was asked to identify services that were needed in both the Town and Village of Andes, and to locate areas within the Town and the Village that these services should be developed. Each individual group presented their findings to the whole group.

The findings of the Open Space/Cultural Group are as follows:

- Ballantine Park – Coordinate Improvements with Train Station; Construct Footbridge – Terraced Step Down Bridge Across Brook
- Create Additional Cultural Organizations
- Create New Parks
- Designate & Preserve Scenic Overlooks
- Encourage Methods and Regulations for Preserving Open Space & Working Farms
- Farm/Conservation Easements – Partner with NYSDEP & Forest Legacy
- Historic Dating/Signage of Old Buildings
- Historic Self-Directed Walk
- Inventory Cultural Resources
- Preserve & Utilize School
- Preserve Library
- Preserve Old Firehouse In Village
- Preserve Old Gas Station by Town Hall
- Preserve Open Space Between Ballantine Bank, Guichard Building, & Bruce Mansion
- Preserve Train Station
- Society for History & Culture
- Support Agricultural Districting To Help Maintain Working Farms
- Tax Breaks For Working Farms
- Town Hall – Create as a Land Gateway



**January 3, 2002**  
**Andes Joint Comprehensive Plan**  
**Public Information Meeting**

**Economic Development**

The public information meeting focused on defining the goals and objectives for the Comprehensive Plan. Attendants of the meeting were divided into groups, of their choice, to work on three components within the Town and the Village. These components included, Main Street, Open Space/Cultural Resources, and Economic Development.

The Economic Development Group was asked to identify services that were needed in both the Town and Village of Andes, and to locate areas within the Town and the Village that these services should be developed. Figure 5, "Future Land Use Recommendations" was created based upon the findings of the Economic Development group. Each individual group presented their findings to the whole group.

The findings of the Economic Development Group are as follows:

- Affordable Housing For Seniors in the Village
- Affordable Housing For Young Families
- Auto Repair Shop/Car Wash/Laundry Mat
- Botanical Garden
- Cell Tower
- Community Center/Performing Arts Center
- Convenience Shopping Not Big Need
- Convenience Store
- Department Store Not Big Need
- Home Improvement Center (Where Decker's Was On Rt. 28)
- Museums: Antique Logging, Antique Farm Equipment, Museum (Behind Hunting House), And "Andes History Museum"
- Manufactured Housing
- Professional Offices Needed
- Sewage Treatment Plant
- Starter Housing
- Storage Sheds
- Supermarket/Farmers Market
- Wind Farms
- Woodworking Etc/Light Industry

Appendix C  
Public Meeting April 4, 2002 Results



# **Town and Village of Andes Joint Comprehensive Plan Public Information Meeting**

**April 4, 2002  
7:00 PM – 9:00 PM  
Main Street**

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

In order to achieve this, design features can be used to enhance and give a sense of place to a community. Features, such as sidewalks, "historic" streetlamps, benches, landscaping, and signage to would be beneficial to the Main Street area for enhancing the historic character of the Main Street.

The purpose of the Main Street meeting is to:

- Identify and define the extent and limits of the Main Street area to be enhanced.
- Identify what types of programs and improvements are to be made to the Main Street Area.
- Identify what types of improvements are needed to the Main Street Area.
- Discuss architectural review guidelines for site plan review within the Main Street Area.

Potential Improvements Identified:

- Sidewalks
- Streetlights
- Signage
- Benches
- Riverwalk
- New Foot Bridge
- Museums
- Snow Rules
- Label Natural Features
- Parking

## Appendix D

### Business Survey & Results



5. Have you ever considered re-locating your business? Yes or no? Why?

*nature of business lends itself to  
the clientele + people passing  
thru on Rte 28 on vacation or everyday*

6. What additional resources do you require to run a profitable business?

*business  
of reside.*

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

*Andes Chamber of Commerce  
+ Delaware Cty Chamber.*

8. Do you have any plans for expansion? What factors would help you expand? - *No.*

## Town and Village of Andes Business Interview Guide

Name of  
Business:

Stephen Berg Public Relations Inc.

Location of  
Business:

Dingle Hill Rd. (street address)  
Andes, NY 13731

1. What services/products does your business offer?  
consulting for Publicity And Investor Relations.
2. Currently, who are your customers and where do they live? Could this market be expanded? How?  
Clients are NOT in the area  
cannot be expanded.
3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)  
NONE
4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)  
NONE



5. Have you ever considered re-locating your business? Yes or no? Why?

NO  
Can operate efficiently from ANDES

6. What additional resources do you require to run a profitable business?

NONE

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

YES. Effective Locally; not effective in  
Gaining my Clientele.

8. Do you have any plans for expansion? What factors would help you expand?

NO.

## Town and Village of Andes Business Interview Guide

Name of  
Business: National Bank of Delaware County

Location of  
Business: 314 Main St.  
Andes, NY 13731 (street address)

1. What services/products does your business offer?

Retail Banking products.

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

All of Delaware County, and parts of Greene, Ulster, and Otsego County.

3. As a business owner, what are the assets of being located where you are? (e.g., *parking, signage, labor force, services, taxes, incentives, community appearance*)

Only bank in town.

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., *parking, signage, labor force, services, taxes, lack of incentives, community appearance*)

Family income level.  
Lack of manufacturing facilities.



5. Have you ever considered re-locating your business? Yes or no? Why?

No - Long established in community.

6. What additional resources do you require to run a profitable business?

Some manufacturing facilities would be advantageous to the town and our business.

7. Are you a member of a local or regional business organization (e.g., *Chamber of Commerce*)? In your opinion, is this organization(s) effective? Why or why not?

Chamber of Commerce.  
Somewhat effective.

8. Do you have any plans for expansion? What factors would help you expand?

No plans, or need, to expand.

## Town and Village of Andes Business Interview Guide

Name of  
Business:

Scimita's Auto Repair

Location of  
Business:

4989 Cty Hwy 1 (street address)  
Andes, NY 13731

1. What services/products does your business offer?

*Automotive repair + road calls*

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

*Our customers are mostly from the Town + Village of Andes.  
Yes it could be expanded - advertisement*

3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)

*Conveniently located for access. Comfortable parking.*

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)

*Lack of incentives*



5. Have you ever considered re-locating your business? Yes or no? Why?

No, the business is located at our home. Lack of tax incentives keep it here.

6. What additional resources do you require to run a profitable business?

Young families with children. A younger work force is desirable.

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

Chamber of Commerce has been effective. However, there is room for improvement. i.e.: Welcome packages to new businesses + that includes the internet businesses. Christmas decorations + lights around holidays to draw business.

8. Do you have any plans for expansion? What factors would help you expand?

No plans to expand. We do plan on offering inspections of motor vehicles.

## Town and Village of Andes Business Interview Guide

Name of  
Business:

RUSTY DORR ORIGINALS

Location of  
Business:

95 HUNT HILL RD (street address)  
ANDES N.Y. 13731

1. What services/products does your business offer?

ARTIST - LIMITED - CRAFT - WEARABLE ART

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

NYC, WESTCHESTER CO - NJ, VT.

3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)

NONE OF THE ABOVE

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)

NONE OF THE ABOVE.



5. Have you ever considered re-locating your business? Yes or no? Why?

NO - I CAN DO THIS ANYWHERE  
BUT - THIS AREA IS SO BEAUTIFUL & PEACEFUL (USUALLY)

6. What additional resources do you require to run a profitable business?

GRANTS for new projects.

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

Chamber - Health Insurance - yes - for insurance  
CAPSKILL MTN CRAFTS COLLECTIVE - yes - for contact with other artists

8. Do you have any plans for expansion? What factors would help you expand?

NOT REALLY - only to improve the quality of my work -  
AND TO EXPAND THE TERRITORIES - in New England  
and America - in general.

## Town and Village of Andes Business Interview Guide

Name of  
Business:

BROADLANDS MGMT CORP

Location of  
Business:

BIGGER Hollow Rd (street address)

1. What services/products does your business offer?

Real estate development + management

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

Pan Am Equities, NYC + Hogan's General Store, ANDER. Yes, more business development in area.

3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)

Seclusion, quality of life

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)

Labor force



5. Have you ever considered re-locating your business? Yes or no? Why?

NO, largest customer has property in Baltimore Co.

6. What additional resources do you require to run a profitable business?

hi speed internet access

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

NO. not effective for business on a larger scale. More of a community service organization.

8. Do you have any plans for expansion? What factors would help you expand?

Yes! Resources for more & better work force. More aggressive incentives for business to locate to Area.  
(or expand)

## Town and Village of Andes Business Interview Guide

Name of  
Business:

Faisky's Country Gallery

Location of  
Business:

75 Main St.

(street address)

Andes, NY 13731

1. What ~~services~~/products does your business offer?

women's clothing, jewelry, home furnishings  
(rugs, decor items) handmade crafts from around  
the world (baskets, pottery, glass, textiles)

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

people from all over Delaware County, second  
home owners from the region, repeat customers  
visiting friends or relatives in the area. Route 28  
travelers stopping for a snack. We could attract more  
Hudson Valley region people with more community-wide

3. As a business owner, what are the assets of being located where you advertising  
are? (e.g., parking, signage, labor force, services, taxes, incentives,  
community appearance)

- attractive, low-key, historic 19th century village
- adequate parking so far
- walkable village with good cafes and restaurants
- other specialty shops with whom we work well  
in planning & advertising

4. As a business owner, what are some of the major stumbling blocks that  
you have faced in establishing and running your business? (e.g.,  
parking, signage, labor force, services, taxes, lack of incentives,  
community appearance)

early on very little local patronage  
when we were the only store it was harder to  
attract patrons to come a distance often.



5. Have you ever considered re-locating your business? Yes or no? Why?

We did a few years ago during the recession and when we were alone. Once we had a core of businesses that advertised & planned together business & the health of the village improved & we

6. What additional resources do you require to run a profitable business?

none at this time

decided to stay

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

We are a member of the AAG which is effective in creating a destination of Main St. Andes because we all have the same goals and put money into cooperative advertising. The Chamber to which we belong is more effective in terms of coordinating & bringing together many

8. Do you have any plans for expansion? What factors would help you expand?

none at this time

different people and in helping with community spirit.

## Town and Village of Andes Business Interview Guide

Name of  
Business:

The Andes Hotel

Location of  
Business:

110 Main Street (street address)  
Andes, NY 13731

1. What services/products does your business offer?

*Restaurant, motel, catering hall & tavern.*

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

*Local and second home owners.*

3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)

*We are the main building in the middle of town. Our business has been the community hub for years and we hope*

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)

*Parking is definitely a problem, as well as finding reliable help.*

*It continues.*



5. Have you ever considered re-locating your business? Yes or no? Why?

No. We just purchased it 6 1/2 years ago and are happy here.

6. What additional resources do you require to run a profitable business?

Help attracting business during the winters, getting good staff.

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

Arden Chamber

Delaware County Chamber

Yes both are good but have limited funds

8. Do you have any plans for expansion? What factors would help you expand?

We would like to continue to renovate our buildings. We have done a lot of work but they still need a lot more. We would also like to get into more off premise catering.

## Town and Village of Andes Business Interview Guide

Name of  
Business:

MARLYS HANN, ARCHITECT

Location of  
Business:

767 HUNT HILL RD, ANDES, NY. 13731  
~~SOON TO BE AT: 9/1/02~~ (street address)  
143 MAIN STREET

1. What services/products does your business offer? ARCHITECTURE -  
FULL SERVICES. INTERIOR DESIGN,  
GARDEN DESIGN
2. Currently, who are your customers and where do they live? Could this  
market be expanded? How?  
PROFESSIONALS FROM NYC, SEEKING  
SECOND HOMES, COULD BE EXPANDED  
BY MARKETING IN DELAWARE, ULSTER,  
SULLIVAN COUNTIES. THRU LOCAL REAL ESTATE
3. As a business owner, what are the assets of being located where you  
are? (e.g., parking, signage, labor force, services, taxes, incentives,  
community appearance) BUSINESS  
& CULTURAL  
ENTITIES
4. As a business owner, what are some of the major stumbling blocks that  
you have faced in establishing and running your business? (e.g.,  
parking, signage, labor force, services, taxes, lack of incentives,  
community appearance)

5. Have you ever considered re-locating your business? Yes or no? Why?

I HAVE JUST RELOCATED FROM NYC

6. What additional resources do you require to run a profitable business?

MONEY & CLIENTS WILLING TO SPEND  
MONEY FOR GOOD PROFESSIONAL SERVICE

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

CHAMBER OF COMMERCE  
EFFECTIVE ?

8. Do you have any plans for expansion? What factors would help you expand?

I AM WILLING & ABLE TO EXPAND IF  
I CAN ACHIEVE A STABLE & CONTINUING  
QUANTITY OF CLIENTS. THROUGH LOCAL  
MARKETING & REFERRALS FROM  
REAL ESTATE, BUSINESS, & CULTURAL  
ENTITIES



## Facsimile Transmittal

767 HUNT HILL ROAD  
ANDES, NY 13731  
TEL (845) 586-4362  
FAX (845) 787-1719

**MARLYS HANN  
ARCHITECT**

52 WEST 84TH STREET  
NEW YORK, NY 10024  
TEL (212) 787-1680  
FAX (212) 787-1719

To	CHAZEN	Date.	7/24/02
Attention	NICOLE BLAKESLEE		
Facsimile Phone Number	845) 567-1925	Time.	
Project		Project Number	
Total number of pages including cover page	3		
Description			

From

If you do not receive all pages, please call back as soon as possible. Ask for:

Town and Village of Andes  
Business Interview Guide

Name of  
Business:

Calvert Associates Inc

Location of  
Business:

165 Delaware Ave (street address)  
Andes

1. What services/products does your business offer?

Consultant to not-for-profit  
housing + community service agencies

2. Currently, who are your customers and where do they live? Could this market be expanded? How?

An agency in NYC.  
Villages of Andes  
An agency in Albany

3. As a business owner, what are the assets of being located where you are? (e.g., parking, signage, labor force, services, taxes, incentives, community appearance)

Home base.  
Convenient to Albany + NYC.

4. As a business owner, what are some of the major stumbling blocks that you have faced in establishing and running your business? (e.g., parking, signage, labor force, services, taxes, lack of incentives, community appearance)

Only energy.

5. Have you ever considered re-locating your business? Yes or no? Why?

No

6. What additional resources do you require to run a profitable business?

Good telecommunications  
Good roadway to NYC + Albany.

7. Are you a member of a local or regional business organization (e.g., Chamber of Commerce)? In your opinion, is this organization(s) effective? Why or why not?

Yes. Doing the best it can,  
Very active.

8. Do you have any plans for expansion? What factors would help you expand?

Possible - if we get  
more contracts.



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Orange County Office:

263 Route 17K  
Newburgh, NY 12550  
Phone: (845) 567-1133 Fax: (845) 567-1925

www.chazencompanies.com  
Email: newburgh@chazencompanies.com

Dutchess County Office:  
Phone: (845) 454-3980

Capital District Office:  
Phone: (518) 235-8050

North Country Office:  
Phone: (518) 812-0513

Returned by P.O.  
Old addresses, not active  
or moved.

JK Construction

July 12, 2002

Designs for Living  
Restaurant Fleur de Lys  
Environmental Services

Re: Town and Village Joint Comprehensive Plan

Job # 10189.00

Guide Services  
Catskill Caretakers

To Whom It May Concern:

The Town and Village of Andes are currently preparing a Joint Comprehensive Plan. The Chazen Companies has been hired to assist in this process. As part of this plan, an inventory and analysis is being taken of existing services and businesses within the Town and the Village of Andes.

The Comprehensive Plan will be used as a long-term planning tool for both the Town and the Village. Therefore, it is important that all services and businesses within the Town and Village of Andes are addressed. Attached are some questions that would be extremely helpful in preparing the Comprehensive Plan.

Your input is very important and should be voiced in this document. At your earliest convenience, please fax this survey to (845) 567-1925 or mail to The Chazen Companies (Attn: Nicole T. Blakeslee), 263 Route 17K, Newburgh, New York 12550.

Thank you for your time. Should you have any questions, please do not hesitate to call me at (845) 567-1133.

Sincerely,



Nicole T. Blakeslee  
Planner

Appendix E  
The Catskill Center for Conservation and Development:  
“Andes Community Empowerment  
Initiative: Downtown Walking  
Tour/Assessment”

# **Andes Community Empowerment Initiative**

## **Downtown Walking Tour/Assessment**

### **Preliminary Highlights & Suggestions**

February 25, 1999

**FIND A NICHE** -- Andes is a small community located on a main route between larger communities. To get more attention, Andes needs to define and project an image or niche that is regionally unique.

**BUILD IMAGE ON HISTORY** -- Andes has a wealth of history and historic resources including an impressive cluster of historic buildings. A niche along with events, businesses and promotions should be built on this history. For example, Andes could set up self-guided tours along with scheduled guided tours, or produce a guide/map. One possible funding source for this type of project might be the NYS Council on the Humanities.

**GET ORGANIZED** -- Successful revitalization efforts demand organized leadership. That leadership must also be sustained given that revitalization efforts happen over years not months. Can the Chamber of Commerce, the Main Street Alliance or the Society of History and Culture step up and maintain a lead or should another organized effort be maintained to complement the strategic efforts of these groups? Some organization or organized leadership has to make the commitment to take the lead and be group to see that work gets done.

**HUNTING TAVERN/SOCIETY OF HISTORY AND CULTURE AS FOCAL POINT** -- This restored property with the proposed office and shop is surrounded by impressive properties in a key setting. Consider using this property as a lead location for information on Andes and the region. A bulletin board or kiosk might be placed here. Historic tours might start here--or at least information on tours could be found here.

**ANDES AS A STOP TO/FROM OTHER PLACES** -- Consider a promotional strategy in collaboration with programs in Delhi, Margaretville, Cooperstown, Oneonta, etc. through which Andes could provide complementary programs, events, dining, lodging, etc.

**NYS DOT ROUTE 28 AND SHAVERTOWN ROAD BRIDGE RECONSTRUCTION** -- These two independent road projects are critical for different reasons. Andes needs to work immediately with the SUNY Delhi landscape architects and Village Trustees to ensure that the Route 28 work benefits the Village. If not already done, the community should immediately get on top of the bridge project, analyze how the bridge closing will impact the Village and demand some form of compensation and mitigation if appropriate. It is important not to let your attention to these two projects drift to the last minute or, worse of all, in reaction after the fact.



**EMPHASIS ON TOURISM AND HISTORY WITHOUT IGNORING ESSENTIAL SERVICES** -- Andes needs to offer diversity, including essential services for regional residents.

**SIGNAGE** -- While some nice signs welcome you to Andes, once there, directional and service signs along with a up to date bulletin and information board or office are critical.

**HOGAN'S GENERAL STORE** -- Make sure this new business gets the support it needs. The services proposed including an ATM are critical. Arrange for SUNY Delhi team to help owner with building and gas canopy design options.

**SCHOOL FACILITIES** -- This landmark property is prominent in the community and should be available for various activities and uses. Work with administration to find ways to make facilities available for youth and adults. Consider a volunteer program to link skills of adults (many retired) with after school programs.

**INVOLVE THE CHILDREN** -- Find ways to include children in community activities given the common concern that they lack opportunities. Give kids a place to hang out and chances to work as volunteers or seasonal paid staff (guides/clean-ups/etc.).

**CRAFTS GUILD & STORE** -- Great idea to link regional arts and crafts practitioners together and support them with a place to display and possible purchase their work. Find a location on main street with good space. Give the youth an opportunity to help here.

**SEWAGE TREATMENT PLANT SITE** -- Make the most of this opportunity without compromising the benefits of attractive open space and recreation along the creek. Find community consensus on the best design (I'm convinced the across the road site makes good sense) and work with NYCDEP.

**FIND A TANGIBLE PROJECT OR TWO AND GET SOME ACCOMPLISHMENT** -- Be it a brochure, an information center or kiosk, agreement on the STP design, a rail to trail project, etc. With good leadership, always have an active project that can be accomplished in the short term, can show measurable success and can be celebrated. Build on this success with the next project.

**PROMOTION** -- The outside world needs to learn about Andes. Plan a strategy on the above items and collaborate to get the message out via Internet, brochures, etc.

# Andes Community Empowerment Initiative

## Discussion of Downtown Revitalization Issues

February 11, 1999

### Community Assets:

#### *Quality of Life:*

- Quality and simplicity of life
- Low crime
- Friendliness
- Lack of traffic
- Serenity
- Community pride

#### *Infrastructure:*

- Availability of infrastructure
- Increased infrastructure capacity (soon)
- Municipal sewer plant coming
- HUD grant to upgrade water system
- Good water quality
- Telephone/cable system/Internet
- Internet potential (writers/artists/etc.)

#### *Economic Base:*

- Specialty stores (unique goods)
- Number and quality of restaurants
- Economic benefit of school in Village
- Andes Hotel

#### *Open Space/Natural Resources:*

- Excellent recreational opportunities (fishing, skiing, etc.)
- Hiking trails/Ballantine Park
- Turn watershed into an asset
- Natural beauty/scenery
- Aesthetics - streams/water/reservoir
- Beautiful views
- Concentrate on being "green"

#### *Location:*

- Located on major artery
- Close proximity to cultural/jobs in Delhi
- 12 miles from county seat
- Also close to Margaretville too
- Andes is stop along Trailways bus route

#### *Community Services/Recreation:*

- EMS/Fire Department volunteers
- Transfer Station
- Swimming pool/tennis courts
- Summer recreational programs
- School grounds
- Small school system

#### *History & Culture:*

- Andes Society for History and Culture
- Rich history
- Historic village/district
- Historic buildings
- Hunting Tavern/Anti-Rent War



## **Community Problems/Needs:**

### *Streetscape/Design Issues:*

Need to preserve aesthetic quality  
Village sidewalks need to be improved/repaired  
DOT work (sidewalks, plantings, etc.)  
Under grounding of utilities  
Period street lighting  
Will soon have new street signs in the village  
Encourage a standardized attractive street numbering system (coordinate with E911)

### *Economic Base:*

Need more stores to provide essential services  
Dentist/Lawyer/Barber  
Craftsman's Guild  
Cottage Industries  
Outlet for arts/crafts  
Green grocer/local produce  
Alternatives to dairy farming  
Cooperative/farmer's market

### *Community Facilities/Municipal Services:*

Zoning enforcement (Town)  
School is struggling and in need of repairs, books, etc. (varied curriculum)  
Need to keep school open (very few choices, electives)  
School needs to be more accessible for after school activities, community, etc.  
Community Center

### *Other Issues/Ideas:*

Need community newspaper/newsletter  
Need to tap into residential rehab programs  
Shavertown Bridge reconstruction will impact village  
Need more access to the reservoir for recreation  
Need a pull-off and monument to the reservoir  
Need more activities/opportunities for youth  
Need to tap into the energy/resources of second-homeowners  
Driving tour



# Developing a Vision for the Future of Andes

## What Do We Love?

### It's Character:

Small town feel (3)  
Rural character  
Low population density  
Community atmosphere  
Lots of potential  
Quaintness

### It's Ambience:

Look of the community (2)  
Unique  
Rich history  
Historic architecture

### It's Setting:

Natural beauty (7)  
Location (3)  
Close to mountains/woods/watershed (2)  
Wildlife  
Landscape  
Views/scenery (2)  
Seasonal changes

### The Sense of Community:

People (3)  
Youth (3)  
Friendliness (3)  
Sense of community spirit  
Neighborliness  
Comraderie  
Intimacy  
Wholesomeness  
Open minded  
Willingness to help  
Positive outlook  
Non-homogenized

### The Quality of Life:

Safety (2)  
Quality of life  
Tranquility  
Sense of peace (2)  
Place to escape  
Special place  
Quiet

### Local Resources:

Small local school (4)  
Bobcat Mountain & ski center (3)

## What Would We Like to Change?

### Strengthen Our Local Economy:

More businesses (4)  
More business opportunities (3)  
Industry/growth & jobs (3)  
small non-polluting business/industry (2)  
Job opportunities for youth  
Essential services (doctor, lawyer, etc.)  
Hardware store  
Restaurant  
Better shopping  
More locals shopping

### More Things To Do:

Opportunities/activities for youth (8)  
More done for youth/elderly (2)  
More cultural opportunities/events (2)  
Opportunities for families  
Community Center  
Arts & recreation  
Nothing to do/boring

### Improve Our Appearance:

Beautification  
Spruce up businesses & residences  
Upgrade village, but preserve  
Improve building appearance  
Upgrade buildings

### Strengthen Our Local Resources:

Stronger school (3)  
Improve school (curriculum & activities)  
Open school/library more  
Use school at night  
Improve ski center  
Need more parks

### Improve Communication:

Get together more  
Less feuds  
Lack of communication

### Get the Word Out:

Put Andes "on the map"  
Make Andes a destination  
More full-time residents  
Uniqueness  
Identity

## SUMMARY OF FOCUS GROUP FINDINGS

### Infrastructure & Community Facilities

#### **Andes' Assets:**

Wastewater treatment plant

- Paid for by Watershed funds
- Leverage of other Watershed funds

Telephone: Margaretville Company (Internet, cable)

Library

Hunting Tavern/museum/community space

Beautiful school

Town Pool

Tennis, basketball, soccer

Bobcat Ski Center

Bus Route

Route 28 Corridor/re-make

Spring-fed water system/upgrade

Bohlmann Park

Ballantine Park

Fire Department

#### **Andes' Problems:**

Broken, impassable or nonexistent sidewalks

Inadequate parking spaces

Lack of snow removal on walks (enforcement)

Ugly municipal buildings

Closure of Shavertown Bridge (April 15-Oct.)

Ugly wires overhead

Lack of communication among and between organizations, residents & town/village

Road maintenance

#### **Andes' Needs:**

Planned parking/alert DOT

Library -- enlarge, update, make more accessible

Explore options open to school

Strengthen school and use after school

Rollerblade/skateboard area built by and for kids

Signage in Andes and pointing to Andes

Historic signs/brooks, etc.

Retractable dome on pool/skating rink

Bury overhead wires

Site decision for WWTP

## **SUMMARY OF FOCUS GROUP FINDINGS**

### **Promoting an Image for Andes**

#### **Andes' Assets:**

- Anti-Rent War
- Diverse customer base (tourist/local)
- On main route to Cooperstown
- Architecture
- Ski Center
- World class brown trout
- Mountain (highest in Delaware County)
- Safe place to live
- School

#### **Andes' Problems:**

- Very low profile ("nobody knows we exist")
- No signage
- Insufficient accommodations
- Lack of essential services
- Under utilized school facilities (ex. gazebo--put in back where it can't be used)

#### **Andes' Needs:**

- Very Important--more focus and promotion of the Anti-Rent War!!
- Cultural art center
- Solidify community agreement on ways of promoting
- Parking
- Web site/brochures



## SUMMARY OF FOCUS GROUP FINDINGS

### Beautifying Andes

#### **Andes' Assets:**

Historic District in the Village  
A number of good businesses  
Buildings, homes right on Route 28  
Ballantine Park  
Small scale of village is an asset  
Town swimming pool  
Beautiful people  
Beautiful school  
Stream running through Village  
Beautiful churches  
Talented and skillful people should share their talents  
Community spirit  
Cultural events  
Stone sidewalks, walls  
Well-kept cemetery  
Barns, fields

#### **Andes' Problems:**

Sidewalks are in poor shape  
Sewage flowing into stream  
No off street parking  
No storm drains  
Lack of necessary services (stores)  
Poor condition of some buildings (homes)

#### **Andes' Needs:**

Curbs and sidewalks  
Landscaping, plantings, colonial street lighting  
Parking  
Underground wiring  
More signage--Plaques to I.D. historic buildings, label natural resources  
Scenic overlooks  
Label former villages

## **SUMMARY OF FOCUS GROUP FINDINGS**

### **Business Development**

#### **Andes' Assets:**

Existing businesses like Andes Hotel that can be enhanced  
Main Street/Route 28 location with traffic  
Beauty and quaintness which attracts people to stop  
Offers a coherent village: school, churches, pool, general store, hotel  
New work on Route 28 and improved infrastructure  
History and rural character  
Pool/tennis court  
Artists and craftspeople  
Ideal location for telecommuters and others  
Home businesses (can purchase homes inexpensively)  
Willing workforce  
Bobcat Ski Center near village

#### **Andes' Problems:**

A ski center that is under utilized  
Not enough jobs  
Hard to make a living with patronage of local population  
NYC regulations  
Poor local economy  
Shortage of parking  
Shortage of services

#### **Andes' Needs:**

Supplies for fishing and hunting and sporting goods  
Hardware store needed for building supplies  
Stationery store with books and magazines and cards  
Need professional services (doctor, lawyer, dentist)  
Make Bobcat a year-round facility with expanded recreational activities  
Cottage industries and other home-based work  
Farmer's Market  
Municipal parking lot  
catalog store  
Annual craft and art fair  
Shuttlebus or other transportation  
Green Market (fresh fish, etc.)

## SUMMARY OF FOCUS GROUP FINDINGS

### Cultural and Social Issues

#### **Andes' Assets:**

Small community  
Architecture  
Natural resources  
Ski center  
Public pool  
Public library  
Restaurants, stores  
Andes Central School  
Reservoir  
State Land  
A.S.H.C. & buildings  
Churches  
Rod & Gun Club  
Fire Department  
Emergency Squad  
Local artists, musicians, historians  
Anti-Rent History  
Proximity to Metropolitan areas

#### **Andes' Problems:**

No community center (personal isolation)  
School not utilized to potential  
No community transportation  
Lack of community events  
Lack of community communication  
Lack of jobs for youth  
No youth organizations  
Minimal parent involvement in school  
Nothing for elderly and youth to do  
Library not open enough

#### **Andes' Needs:**

\*Community Center\*  
Organized activities for all  
Outdoor park/village square  
School and grounds open longer  
Community transportation  
Sense of identity  
Funding



## SUMMARY OF FOCUS GROUP FINDINGS

### Recreational Opportunities

#### **Andes' Assets:**

School outdoor basketball court  
Bobcat Ski Center  
Murphy Hill (State Forest/State Forest Preserve)  
Tremperskill  
Railroad tracks  
Natural history  
Railroad bed (Depot)  
Motorcycle/ATV

#### **Andes' Problems:**

General upgrading of school recreational facilities  
Ski Center: snowboarders have difficulty on T-bar  
Use of reservoir (water/land)

#### **Andes' Needs:**

Supervision at night time behind the school  
Basketball court: lights, neon lines, benches, better nets, etc.  
Recreation Center (pool table, ping pong, shuffleboard, air hockey, movie night, etc.)  
Night school classes  
Inside gym recreational time  
Open Gym on Sundays at school with various grade levels  
Soccer field more capable to use (ruts, slant, bigger)  
New courts  
Water fountain  
Ski Center: (snowmaking, chairlift, mountain biking, picnic pavilion on summit)  
Farm tours  
Quarry tours--logging, mills, maple syruping  
More accommodations (bed & breakfasts)  
A park (extension of George's)  
Miniature golf and bowling alley

# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Anti-Rent War Re-enactment</b>	This project involves organizing a re-enactment of the Anti-rent war as the linchpin of Andes' overall historic emphasis.	The project would create a specific identity for the community and broaden regional awareness. It would also foster community pride and draw tourists & families.	Volunteers Equipment Construction Technical Ass. Financing	Community	Merchants Assn ASHC Volunteers
<b>Self-guided Historic Walking Tours</b>	This project involves developing a series of self-guided tours of historic sites in Andes.	The project would create and enhance an identity for Andes and give people something to do.	Volunteers Technical Ass. Financing	Community Visitors/tourists Merchants Realtors	Volunteers ASHC
<b>Dingle Hill Site Enhancement</b>	This would be a long-term project aimed at enhancing the Dingle Hill site of the Anti-Rent War.	The project would strengthen local pride and the history of the area.	Volunteers Construction Technical Ass. Financing	Community	Volunteers ASHC
<b>Promotional Pamphlet/Brochure</b>	This project would create a brochure listing businesses in Andes, its history, attractions, maps, etc.	The project would give Andes a higher profile throughout the area, would give visitors information on what is available, and foster community pride.	Technical Ass. Financing	Community Visitors/tourists Merchants	Merchants Volunteers Paid Profess.
<b>Farmers' Market Day</b>	This project would involve creating a Farmers' Market in Town one day a week.	The project would increase the community's profile, help farmers and bring people into Andes.	Volunteers Staff	Community Farmers	Volunteers Farmers Vendors Residents
<b>MARKETING &amp; PROMOTING AN IMAGE</b>					



# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Home-Based Business Support Groups</b>	This project would involve forming a small-business and/or home-based business support group for the networking of ideas. It might also involve researching opportunities and the creation of a clearinghouse of home-based business information.	The project would increase employment, allow more people to move up, preserve the integrity of the community and would both support existing and encourage the formation of new home-based businesses in Andes.	Volunteers Technical Ass.	Community Businesses	Volunteers Chamber Businesses
<b>Business Incubator</b>	This project would involve the creation of a small business incubator site to encourage the relocation of building and hardware supplies into the Village. Tenants could include satellite stores of Webbs or Wadlers.	The project would keep business in Town and utilize a vacant building.	Volunteers Technical Ass. Construction Financing	Community Businesses	Volunteers Chamber Businesses
<b>Weekend Outdoor Market</b>	This project would create an outdoor weekend market on John Gregg's farm property adjoining the school parking lot which could feature a flea market, antiques, crafts, or farmers' market.	The project would give visitors something to do, and provide a destination for tourists.	Volunteers Technical Ass.	Community	Volunteers Chamber?
<b>BUSINESS DEVELOPMENT</b>					



# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Gardens &amp; Village Tour</b>	This project involves planning and scheduling tours of gardens, houses, barns and historic sites in the Village.	It would create a regular annual event that would bring people together and foster community pride.	Volunteers	Community	Volunteers ASHC
<b>Uniform Store Signage</b>	This project would involve designing a sample attractive store/business sign that could be used as a model for use.	It would create unity of design and improve the overall appearance.	Technical Ass.	Community Businesses Visitors/tourists	Volunteers Chamber
<b>Uniform Building Number Signage</b>	This project would involve developing a unified design for business and house numbers that could be used as a model.	It would make the Village look unified, and would improve emergency service response - new #s are coming out for E911.	Equipment Technical Ass. Financing	Community Businesses Residents	Volunteers Homeowners Businesses ASHC
<b>Landscaping Improvements</b>	This project would involve planting low growing trees along Main Street after the Route 28 construction is completed.	It would beautify the village, replace greenery lost during construction and fill in gaps.	Volunteers Financing	Community	Volunteers NYSDOT
<b>Flags &amp; Planters</b>	This project would involve beautifying Andes through the installation of flags and planters along Main Street.	It would beautify the Village and create unity.	Volunteers	Community Merchants	Chamber Volunteers
<b>Sidewalk Improvements</b>	This project would involve installing sidewalks made out of cut stone in various sizes.	It would provide easier, safer walking for children & the elderly and would unify the Village.	Equipment Construction Financing	Community Businesses	Village Gov't NYSDOT
<b>Street Lighting</b>	This project would involve installing colonial-style street lighting in conjunction with other improvements such as sidewalks and undergrounding of utilities.	It would naturally slow vehicular traffic, provide safer walking, and would give a more beautiful appearance to the Village.	Construction Technical Ass. Financing	Community Visitors/tourists	Andes Gov't NYSDOT Volunteers

## BEAUTIFYING ANDES



# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Municipal Building Murals</b>	This project would involve having local artists paint murals on municipal buildings depicting Town history.	It would promote local history and resources and beautify the community.	Volunteers Financing	Community Visitors/tourists Local artists	Artists Volunteers School (?)
<b>Scenic Overlooks</b>	This project would involve creating scenic overlooks on Palmer Hill and Cabin Hill.	It would provide a place for people wanting to stop, and create a place for sightseers.	Volunteers Construction Financing	Community Visitors/tourists	Volunteers Andes Land Trust (?)
<b>Labeling of Underwater Villages</b>	This project would involve creating parking areas with signage looking out over where the former Villages were located.	It would keep the memory of the farm villages alive, and connect the community with its past.	Volunteers Construction Financing	Community Displaced people Visitors/tourists	Volunteers CWC NYCDEP
<b>Ballantine House Restoration</b>	This project would involve restoring the Bruce Ballantine House for use as a historic site, B&B and/or a restaurant or gift shop.	It would restore a glorious historic building located across from the Hunting House, thereby creating a "museum center" in town.	Construction Financing Technical Ass.	Community Visitors/tourists Businesses	Private owner or buyer
<b>Old Fire House Relocation</b>	This project would involve the relocation of the Old Fire House to the area of the Hunting Tavern Museum.	It would create a museum center and historic cluster in the downtown.	Construction Financing Technical Ass.	Community	Volunteers ASHC

## BEAUTIFYING ANDES



# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Three Season Ski Center</b>	This project involves creating Bobcat Ski Center into a true 3-season facility.	It would eliminate boredom among youth, provide jobs, draw people and businesses, etc.	Staff Equipment Construction Technical Ass. Financing	Community Youth	Facility owner Volunteers Town gov't
<b>Skateboard Park Feasibility</b>	This project would involve examining the feasibility of creating a skateboard park suitable for rollerblading and biking as well.	It would eliminate boredom among youth, and provide a safe place for recreational activities.	Equipment Volunteers Construction Financing	Community Youth	Youth Volunteers Town/Village
<b>Recreational Area Development</b>	This project would involve using the property between the Fire Hall and Ballantine Park as a recreational area.	It would provide a place for youth, as well as fishing access.	Equipment Volunteers Construction Financing	Community Youth Fishermen	Local gov't Chamber Volunteers
<b>Indoor Sports &amp; Recreation Program</b>	This project would involve opening the gym at the school for basketball and other indoor recreation activities on Sundays from 1 to 6PM and on weeknights during the summer.	It would provide additional activities for Village youth, a place to go during inclement weather, and would promote socialization and physical activity.	Staff Equipment Volunteers Financing (?)	Community Youth	Volunteers Youth Town/Village School
<b>School Recreation Enhancements</b>	This project would involve enhancing recreational opportunities at the school property including lighting for the tennis and basketball courts, improved drainage, better hoops and nets, etc.	It would provide nighttime recreational activity for local youth.	Equipment Volunteers Construction Financing	Community Youth	Volunteers School
<b>Recreational Center</b>	This project would involve using the existing historic fire house as an indoor recreational center for youth.	It would eliminate loitering on Village streets, and provide a place for youth to go.	Staff Equipment Volunteers Financing	Community Youth	Volunteers Youth Village (?)

## RECREATIONAL OPPORTUNITIES



# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Historic Industry Tours</b>	This project would involve developing and offering local tours that highlight past industry in Andes – i.e. logging, dairy, syrup, quarries, etc.	It would build an identity for Andes, promote its history and provide information for tourists.	Volunteers Technical Ass. Financing Transportation	Community Visitors/tourists	Volunteers Chamber ASHC
<b>Recreational Information Brochure</b>	This project would involve producing a brochure of what is available in Andes and where it is – such as State land, fishing access, outdoor opportunities...	It would provide tourist information and promote an identity for Andes.	Volunteers Technical Ass. Financing	Community Visitors/tourists	Volunteers Chamber Local Gov't
<b>Reservoir Recreation Plan</b>	This project would involve creating a plan to provide more access to City-owned lands and the reservoir for recreation – i.e. hiking, hunting, boating, etc.	It would provide more outdoor recreational opportunities in a large portion of the Town of Andes.	Equipment Volunteers Construction Assistance Financing	Community Visitors/tourists	NYCDEP CWC Town Gov't Volunteers
<b>Trail Enhancement and Development Projects</b>	This project would involve developing a network of trails and trailheads in the Village to neighboring State lands.	It would provide more recreational opportunities for visitors and residents.	Volunteers Construction Technical Ass. Financing	Community Visitors/tourists	Hikers Volunteers NYNJTC?

## RECREATIONAL OPPORTUNITIES



## Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
<b>Library Enhancement &amp; Expansion</b>	This project would involve enhancing use of the library for both children and adults, as well as providing expanded space for the library.	It would provide space for pre-school, after-school and evening activities, meeting space for local groups, and enhance the cultural life of the community	Equipment Volunteers Construction Financing	Community	Library Board Local Gov't Volunteers
<b>Highway Reconstruction &amp; Roadway Improvements</b>	This project would involve examining the feasibility of rebuilding other roads in the Village other than Route 28 and undergrounding overhead wires in these areas.	It would address the need to improve drainage, sidewalks and roads throughout the Village and would beautify the community.	Equipment Construction Financing	Community	Businesses Chamber AMSA ASHC Local Gov't
<b>Mail Drop Boxes</b>	This project would involve looking into getting a mail box and/or UPS drop box located in the Village either at the Village or Town Hall, or the school.	It would provide more convenience for Village residents without transportation.	Volunteers	Community	Local Gov't USPS Chamber Volunteers
<b>WWTP Alternative Siting Awareness</b>	This project would promote the Tyn property as an alternate site for the WWTP and increase public awareness of the issue.	It would preserve the park-like area along the Tremperskill and reduce the visibility of the plant.	Volunteers	Community Fire Department Rod & Gun Club	Volunteers Local Gov't NYCDEP
<b>INFRASTRUCTURE &amp; COMMUNITY FACILITIES</b>					

# Andes Community Empowerment Initiative Summary of Project Ideas

Project Title	Project Description	What would it achieve?	Project Requirements	Who would benefit?	Who would participate?
Community Center	This project would involve creating a "community center" or other location where community events could take place, that is available on an ongoing basis (possibly graham/creamery bldg?)	It would provide a common meeting space, supply jobs for youth, and a central readily-available location for cultural events.	Staff/Volunteers Equipment Construction Technical Ass. Financing	Community	Volunteers Local Gov't
Andes Park	This project would involve creating an outdoor park and recreational area for all ages.	It would provide an outdoor location for community interaction, recreational activities, social events, etc.	Staff/Volunteers Equipment Construction Technical Ass. Financing	Community General Public	Volunteers Youth Community Local Gov't
Historic and Cultural Tours	This project would develop scheduled tours with local historic and cultural themes of Andes and its environs.	It would enhance the sense of identity for Andes, promote our culture, and attract tourists, etc.	Volunteers Technical Ass.	Community Visitors/Tourists	Volunteers ASHC Chamber
CULTURAL & SOCIAL ISSUES					



Appendix F  
Andes Central School District Survey

## Town and Village of Andes Comprehensive Plan Andes Central School Questionnaire

### Background:

The preparation of the Town and Village of Andes Comprehensive Plan is currently underway. To assist us with the development of the "Community Services" section of that report, we would request the following information about your school. If you have any questions about this survey, please call Nicole Blakeslee of The Chazen Companies at (845) 567-1133. Please fax this survey to (845) 567-1925 or mail to The Chazen Companies, 263 Route 17K, Newburgh, New York 12550.

1. Describe the location of the school

85 DELAWARE AVE (RT28)  
VILLAGE OF ANDES, NY

2. In which school district is your school located? Please attach a map of this school district, if available.

ANDES CENTRAL SCHOOL DISTRICT

3. What grades are served by the school?

K-12

4. What is the past, present and future (projected) enrollment of the school? (Please attach additional sheets if necessary). Is the school adequately sized to handle the present and projected level of enrollment?

1995 - 184  
1996 - 176  
1997 - 191  
1998 - 186  
1999 - 185  
2000 - 180  
2001 - 164

BASED ON ENROLLMENT - YES

BASED ON PROGRAM - NO

The Chazen Companies  
05/10/00

5. Briefly describe your school's facilities. (e.g., number of classrooms, library, computers, etc.)

BUILDINGS - 3

CLASSROOMS - 22

Gym - 1

LIBRARY - 1

COMPUTERS - 110

6. Briefly describe your school's recreational facilities (e.g., playfield, gymnasium, playground, etc).

SOCCER FIELD

PLAY FIELD

PLAY GROUND

7. Are there any plans to expand the school's facilities in the near or distant future? If yes, describe.

YES,

ADD ELEVATOR AND ENTRANCE TO  
BUILDING

REMODEL - SCIENCE ROOM

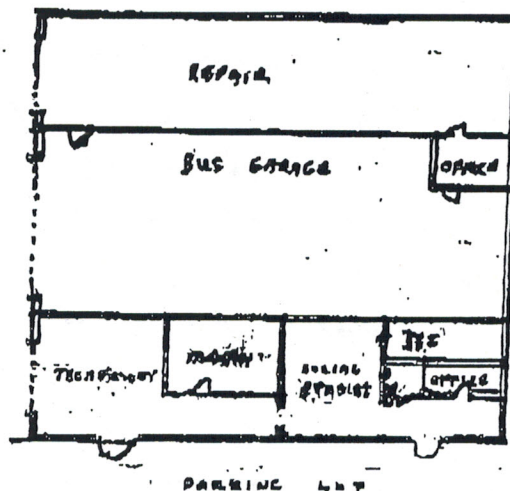
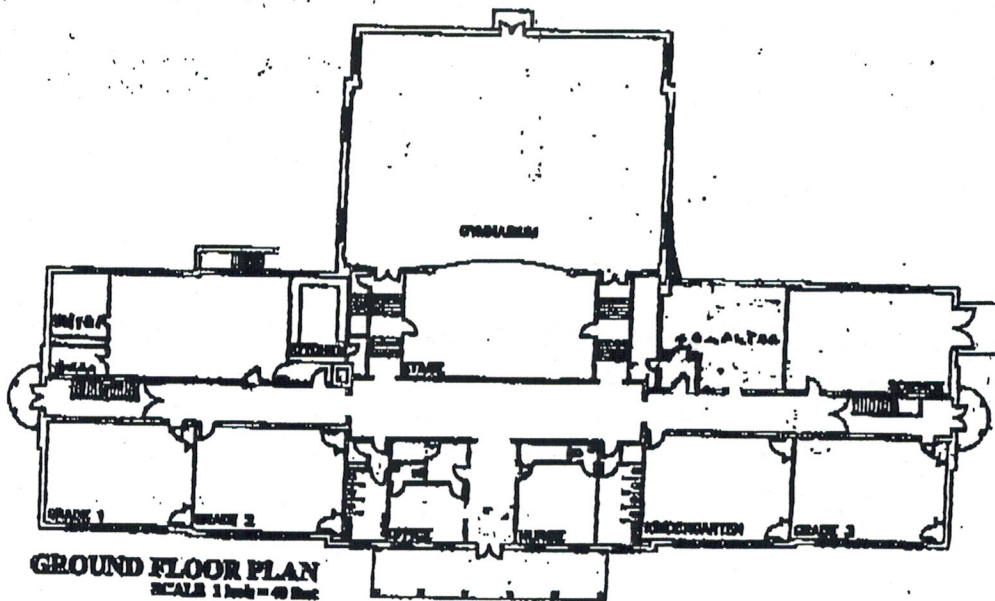
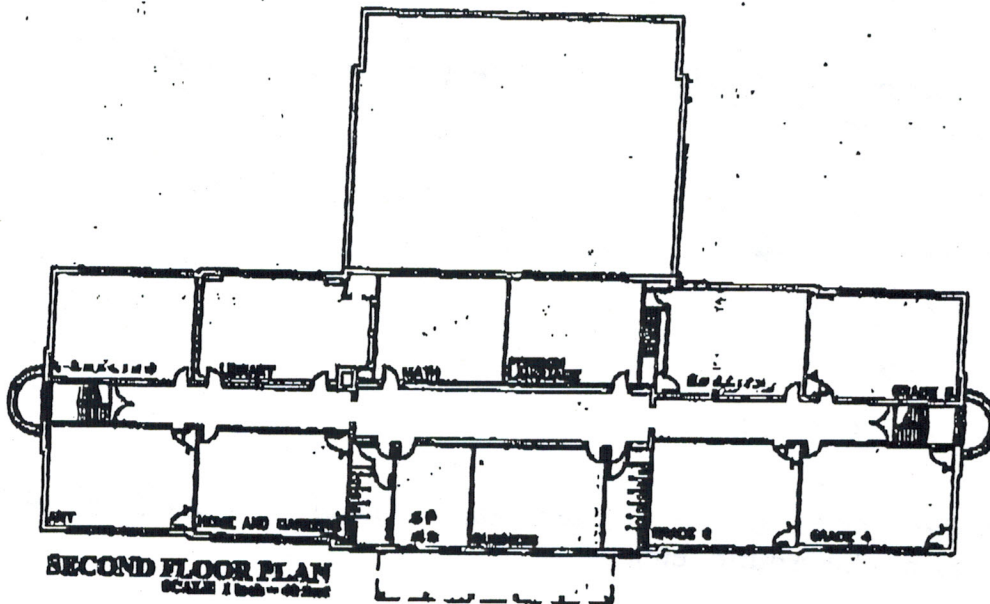
8. What sort of improvements would you like to see to the school?

ADD A NEW RECREATION  
GYM AND 4 CLASSROOMS

REMODEL KITCHEN AND CAFETERIA

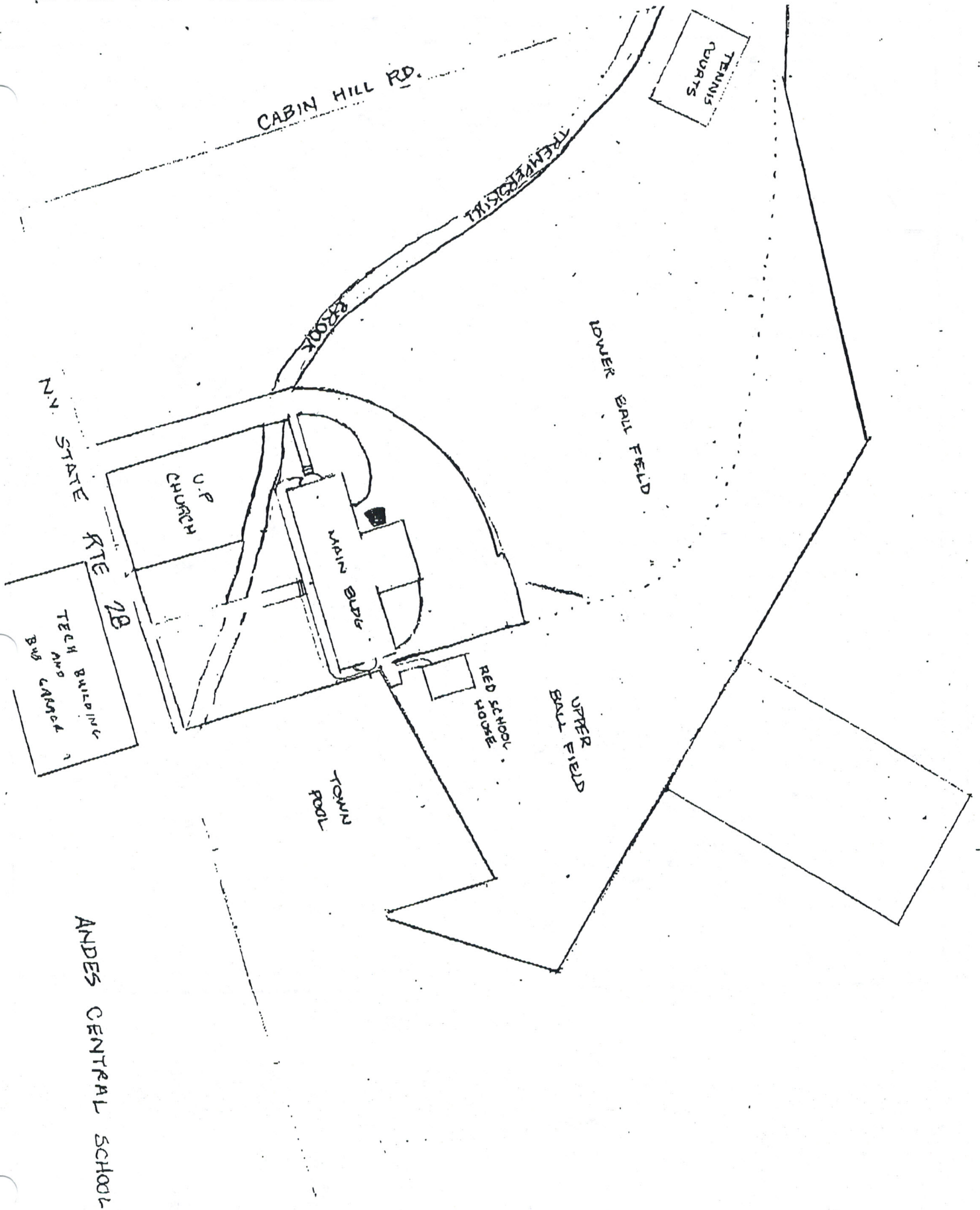
REPAIR TENNIS COURTS AND PARKING AREAS  
REMODEL MAIN BUILDING.

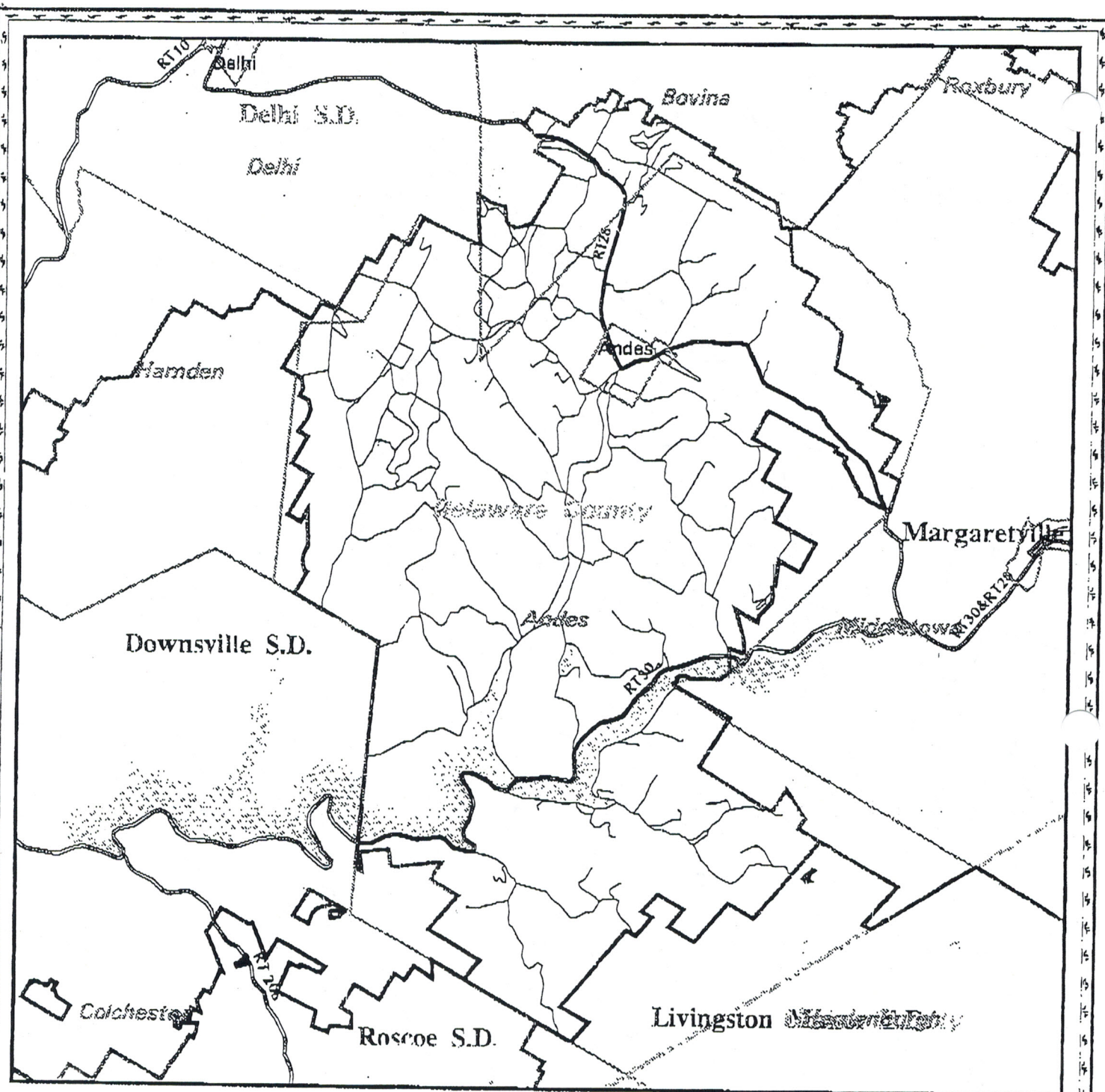




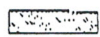
BUS GARAGE

**ANDES CENTRAL SCHOOL**





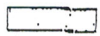
## Andes School District



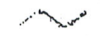
Cities



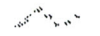
Villages



Water



School District Bdys



Counties



Municipal Bdys



Primary Roads



Secondary Roads



Local Roads

Map created by the  
New York State Office  
of Real Property Services  
GIS Unit: Phone (518) 486-7509



This map is to be used  
for display purposes  
only. It is not an  
official NYS Education  
Department map.



# ANDES CENTRAL SCHOOL

*"65 Years Nestled in the Valley, 1937-2002"*

85 Delaware Avenue  
P.O. Box 248  
Andes, New York 13731

Telephone (845) 676-3166 Fax (845) 676-3181

Assistant Superintendent  
Krislynn Dengler

Superintendent  
John M. Burkhart

Treasurer  
Janice Stevens

February 3, 2003

Nicole Blakeslee  
The Chazen Companies  
21 Fox Street  
Poughkeepsie, New York 12601

Dear Nicole:

Tom Coddington requested that I write something about the school for the Andes Comprehensive Plan. You may use any part or all of the narrative enclosed with his letter. I hope this helps with the timely completion of the plan.

Please call me at the school if you have questions.

Sincerely,



John M. Burkhart  
Superintendent

## **ANDES CENTRAL SCHOOL DISTRICT**

The Andes Central School is located in the small village of Andes, New York in the central part of Delaware County approximately 85 miles from Albany and 60 Miles from Binghamton, New York. The Andes Central School District includes an area of approximately 99 square miles in one county, five townships and the village of Andes. Located in the Western Catskill Mountains, the community is rural in nature. The major employer other than agri-business is the school. Many of the permanent residents are self employed or work in the neighboring communities of Walton, Delhi, or Margaretville. A major geographic feature of the District is the New York City Reservoir.

The Andes main school building is one of three that make up the Andes Central School District. In addition to the main building there is a technology classroom building and bus garage and a single classroom building. The Technology building is located on the opposite side of the street from the main building was completed in 1963. The main building includes 30 classrooms, a cafeteria, and gymnasium. A new playground was completed in 1999. In late 2002 the voters approved a \$500,000 capital project to add an addition with an elevator to the main building.. The Andes School District's current debt service is \$210,000. Annual school budget are regularly passed by the Andes School District residents.

The enrollment of the Andes School has declined from over 185 students the last four years to at the present time 153 students. At the same time the curricula and required offerings have expanded for students. In addition, the School has taken on an expanded role as a center for the community.

A full range curriculum is offered to students. The kindergarten program is especially strong and introduces children to the basic concepts necessary to be successful in the primary grades. Children are taught letter recognition and basic reading skills.

The elementary program is designed to develop the basic skills introduced in kindergarten. Teachers have used a combination of phonics and whole language strategies to teach reading and writing. The mathematics curriculum emphasizes problem solving and critical thinking. Social studies emphasizes an ever larger awareness from the individual to the world as the students progress throughout the grades. Science emphasizes direct experiences. There are additional special area subjects that meet several times a week. Students in grades K-2 meet in a group on a daily basis for theme related activities. Students participate in band and chorus.

Regents and local level courses are currently taught at the Junior-Senior High School Level. The District is moving to all regents instruction as part of the New York State Standards initiative. 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. Six college level courses are offered to senior high school students. Students use the Otsego Northern Catskills BOCES distance learning network to obtain course work from colleges and area schools. Three different computer labs allow student access to a computer for word processing, data base use and research. The school has its own Web site, [andescentralschool.org](http://andescentralschool.org), and a high speed internet connection for student access to the internet. The school library has been modernized and the card catalog is listed on computer.

The Title I program operates in grades one through eight. Remedial reading is provided at each grade level. An additional diagnostic program is offered to identify and give help to children with learning problems. Academic intervention services are offered to student at risk of not meeting state standards.

Special education services are available in the school. Over fifteen percent of the students have been identified as having a disability. Two resource rooms are used in the instruction



of students. All of the disabled students in the main school building receive instruction in regular classrooms. Older disabled children are offered a careers oriented program. Additional services are provided by a speech therapist, and a school guidance counselor. One child with a severe disability is sent to another school district. Children are identified as disabled after a series of tests by the Committee on Special Education.

A number of students who attend the Andes Central School live in broken Families. They may live with one parent, one parent and another adult, or grandparents. Other children are shuffled between separated parents on week nights and weekends. These actions often results in problems completing homework.

Many students at the Andes Central School lack the social skills necessary to successfully relate to other students. Most of the discipline referrals For the previous school years involved verbal or physical confrontations between students. A counselor was hired full time to address this problem.

Other students face emotional problems and abuse. These problems are often related to family breakup or socioeconomic status. The school counselor has found that over 50% of the case load is due to family related or emotional problems.

The District's social ethnic distribution is homogenous. The all white staff in the Andes School is composed of fifty full and part time employees. Ninety-seven per cent of the students are white. Less than three percent of the students are Black or Hispanic. This trend has been constant over the last thirty years.

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

The district owns its own bus fleet. A new bus is purchased when a bus currently in use can no longer be used. Over the past four years two new buses were purchased.

In 1993, site based planning was implemented in the Andes School as a result of New York State Regulations. Members were chosen for the shared decision making team from the community, staff, parents, and students. Training was provided in shared decision making. The team initially examined several problems and created a vision statement for the school district. Student achievement has since been addressed through the CDEP planning process.

The school is in everyway a resource to the people of Andes. The building and grounds are open to organizations in the community. Girls scouts and Explorers have met at the school. A girl scout camp has been held the past summers at the school. A basketball camp is also held at the school during the summer. The chamber of commerce holds its annual car show and fund raiser at the school. The school becomes a center in the village for Andes Community day. Children decorate the community at Halloween and Christmas. 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. Adults may walk in the school during inclement weather. Village public hearing are held in the school 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 was recently produce 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.

The school is a corner stone of the community both physically and financially. It would be difficult to imagine Andes without a school and it associated activities or an Andes without



a school building on Delaware avenue. Likewise it would be difficult to see a viable Andes business community without the financial support the a \$ 2.8 million dollar budget means to the local economy.

The Board of Education sees a bright and community involved future for Andes Central School. The Board wishes to continue to offer an excellent education to the children of Andes and to expand the schools 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 sewer system. The Bridges over the stream will need repair and perhaps replacement.

Constant attention is needed to the transportation fleet and over the next ten year almost all of the vehicles will need replacement.

The Andes Central School district is an asset to the Andes Community. In addition to offering a beautiful building in the center of Andes, the school fulfills its mission to offer an excellent education to the children of Andes and a community center for its adult residents. With the support of the people of Andes the School will continue to fulfill its mission throughout the 21st century.

## Appendix H Andes Library Survey



NE 142401

1

## Town and Village of Andes Comprehensive Plan Andes Library Questionnaire

### Background:

The preparation of the Town and Village of Andes Comprehensive Plan is currently underway. To assist us with the development of the "Community Services" section of that report, we would request the following information about the Library. If you have any questions about this survey, please call Nicole Blakeslee of The Chazen Companies at (845) 567-1133. Please fax this survey to (845) 567-1925 or mail to The Chazen Companies, 263 Route 17K, Newburgh, New York 12550.

1. Describe the location of the Library.

<sup>942</sup>  
Bohlmann Park, Main Street, Andes

2. Briefly describe the Library facilities.

Adult & children's rooms - for reading  
+ borrowing  
Video & audio collections  
& public-access computers, + interlibrary loan

3. What are your hours of operation?

M - 1-5                      S - 10-12  
W 2-5, 7-9  
F 2-5

4. Briefly describe any adult activities sponsored by the Library.

We have programs including poetry  
readings, seminars, gardening lectures, etc  
as well as Open Houses, book sales  
Silent Auction & other special events

5. Briefly describe <sup>our</sup> ~~any~~ youth Library ~~sponsored by the church.~~

We have an outstanding collection  
for children from pre-school to  
young adult.

We have regular weekly Story Hour +  
Spring - Fall Bedtime Story Hour.

6. Are there any plans to expand the Library facilities in the near or distant future? If yes, describe.

We hope to expand into the space  
formerly occupied by the Librarian  
reserving apartment space for the  
use of any future Librarian who  
might require it.

7. What sort of improvements would you like to see to the Library?

Space! Imaginative, efficient, comfortable.  
Lots of programs for people of all  
ages.  
Better lighting.

Also school class  
sessions by appointment.



Appendix I  
The Catskill Center For Conservation and  
Development: “What Is A Conservation  
Easement?”

## THE CATSKILL CENTER FOR CONSERVATION AND DEVELOPMENT

### What Is 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. Easements are for landowners who make a conscious decision to keep their land from being significantly sub-divided or developed, and who agree to give up certain development rights to a qualified non-profit land trust or government entity. In return, the landowner generally receives income tax and/or estate tax benefits if the easement is donated, or a cash payment for the value of the development rights if the easement is sold. Of course the landowner also gets the satisfaction of knowing that they have protected valuable natural resources for generations to come.

The easement is a legally binding document that 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 (Grantor) has donated or sold to the land trust or government agency (Grantee). Once an easement is recorded, it is generally binding on the property *in perpetuity* - forever, no matter who owns the land after the original Grantor. It then becomes the Grantee's responsibility to visit the property each year to monitor the property's condition and make sure all of the terms of the easement are being met, and to defend the easement legally if a violation ever occurs.

#### *Is there any flexibility?*

Every conservation easement document is different, and is tailored to the individual property and circumstances. Agricultural-oriented easements, for example, are usually much different than easements designed to protect the habitat of an endangered species, or a scenic easement. Each easement will address all of the specific restrictions that will be placed on the property, and the landowner works closely with the land trust or agency to provide input, review various options, and decide what is best for their unique piece of land. In some cases, not all development and sub-division rights have to be given up, and the landowner can retain the right to erect one or more buildings or sell off one or more house lots, so long as the conservation goals of the property are being met to the satisfaction of the land trust. If certain development rights are retained, there will generally be a very clear description of what restrictions or conditions have to be met to exercise those rights. An easement may contain a detailed map of where certain activities can and cannot be conducted on a property. Flexibility in an easement also pertains to activities such as timber management and farming activities. In most cases an easement is not meant to eliminate activities that are compatible with open space values, although it may specify that management plans and 'best management practices' are used to protect water quality, wildlife habitat, etc.

#### *What are the tax benefits of donating an easement?*

In effect, a conservation easement lowers the value of a property. When an easement is donated to a qualified, not-for-profit land trust or government agency, the landowner has effectively made a charitable contribution to the land trust or agency for the benefit of the public. The landowner is therefore usually entitled to claim federal and state income tax deductions for the value of the easement, as determined by a qualified appraiser. As defined by the IRS, an easement provides 'public benefit' if it protects open space for its scenic enjoyment or as pursuant to government policy; protects significant natural habitat; is for historic preservation; or if the property is used for public recreation or education. Under current law, if a landowner cannot claim his/her total income tax deduction in one year, it can be



carried forward for five additional years. In the near future, NY State may institute a State tax *credit* (as opposed to a deduction) as an added incentive for landowners to donate conservation easements. If an easement is *sold* to a land trust or government agency, rather than donated, then the landowner receives a cash payment and there is no income tax deduction benefit.

Easements may also lower the value of a property for estate tax purposes, thus making it a very important estate planning tool for landowners who have large estates or who's property has significantly appreciated over the years. Lowering or eliminating the estate tax due when one's heirs inherit a property can mean the difference between preserving a piece of property for future generations, and selling off all or part of the property just to pay the government. It stands to reason that by lowering the value of a property with a conservation easement, a landowner should also receive a reduced local property tax assessment. This, however, is not mandated by law, and many local assessors are reluctant to reduce assessments due to an easement.

### ***Facts and common myths about conservation easements***

Many people don't fully realize that even though the land trust or agency holds certain development rights on the property, the easement donor is still the fee owner of the property, and he/she can sell it or pass it on to heirs at their sole discretion. The easement will remain unchanged as part of the deed, running with the land no matter who owns it in the future. Generally the only way to extinguish an easement is through an eminent domain taking. Easements are unaffected by changes in zoning (although any reserved development lots would have to comply with local zoning to be built on). In the event a land trust goes out of existence, a back-up organization will take over the monitoring and enforcement responsibilities of its easements. Also, once a final easement is filed it cannot be amended to give any additional benefits to the landowner; an easement can only be amended if it maintains or increases the conservation value.

One of the biggest misconceptions about conservation easements is that the landowner will have to open up his/her property to the public. An easement *can* allow public access on a property, but it by no means has to. The vast majority of conservation easements in fact do not allow public access. Public benefits such as protection of water and air quality, maintenance of wildlife habitat, scenic vistas, etc., are realized without direct access. Personnel from the land trust or agency holding the easement will have the right to come on the property to monitor the easement, usually about once a year with prior notice.

If a landowner wants to donate a conservation easement and there is an unpaid mortgage on the property, then the lender must agree to subordinate the mortgage to the easement before the easement can be filed. This means that if the lender should foreclose on the property, the easement will still be in effect.

### ***Agricultural Easements – A Special Case***

The production of food and other crop resources is one of the most basic and necessary human connections to the earth, and agriculture continues to be a critically important segment of our national and local economies. 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 who is trying to send his children to college 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.



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 state-wide 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.

*Is an easement the right tool for me, or are there other options?*

Conservation easements are one of the most useful land conservation tools because of their flexibility and potential tax benefits, but it is not the only conservation option for landowners. In many cases, it is more appropriate for a landowner to sell or donate their property outright to a government agency or land trust. NY State buys lands with suitable public recreation potential or wildlife habitat values, and New York City has an active land acquisition program to buy lands in the NYC watershed that will help protect water quality.

Another useful tool is the *Bargain Sale*, whereby a landowner sells his/her property to a government agency or land trust at a discounted, below fair market value price, and then takes an income tax deduction on the balance of the property's value, which is treated as a charitable contribution.

There is also the option of a *Reserved Life Estate*, whereby a landowner donates their land outright, but reserves the right to live on the property for the remainder of their life. *Undivided Partial Interests* are interests in land donated to a land trust or agency over several years to spread out tax deductions. Land or easement donations can also be made by will, but this does not yield the tax benefits that could have been realized if the gift was given during one's lifetime. Other land planning tools include leases and mutual covenants, but these do not yield tax benefits and do not afford permanent protection to a property.

Estate planning is very important for families with lands that they hold dear to their hearts, and all options should be considered and discussed with professional legal, estate, and/or tax advisors.

There are books available that describe all of the land conservation and estate planning tools mentioned above. Some excellent ones include Conservation Options: A Landowner's Guide, and Preserving Family Lands I and II. These are available from the Land Trust Alliance (order on-line [www.LTA.org](http://www.LTA.org), or call (202)638-4725 for a book catalogue). Another very good resource is Your Land Is Your Legacy, from the American Farmland Trust ([www.farmland.org](http://www.farmland.org), or call 800-370-4879).

Appendix J  
Andes Village Beautification Committee:  
“Andes Main Street Design Recommendations”

# *Andes Village Beautification Committee*

*Ms. Sherry Young  
NYSDOT Region 9  
44 Hawley Avenue  
Binghamton, New York*

*November 1, 2001*

*Dear Sherry:*

*Enclosed are three (3) copies of our TEP proposal. Only the master copy (original signatures) has the envelope of streetscape photos (part of Attachment B).*

*John Gregg and I appreciate your being available to answer our questions over the last few days.*

*Sincerely,*

*Judy Garrison*

*ENCLOSURES: 3 copies of TEA-21/TEP grant proposal*



## APPLICATION FORM

### NEW YORK STATE DEPARTMENT OF TRANSPORTATION TEA-21 TRANSPORTATION ENHANCEMENTS PROGRAM

#### FOR DOT USE ONLY

Region and Proposal I.D. #

Date Received from Sponsor

\_\_\_\_\_  
Processed by (Name)

\_\_\_\_\_  
Completeness and eligibility

\_\_\_\_\_  
Verified \_\_\_\_ Yes \_\_\_\_ No

Within MPO Area? \_\_\_\_ No \_\_\_\_ Yes      Which MPO?

Regional or MPO priority ranking: \_\_\_\_\_ Of \_\_\_\_\_

Date submitted to TEAC \_\_\_\_\_

TEAC Decision \_\_\_\_\_ Approve \_\_\_\_\_ Disapprove

**APPLICANT'S/SPONSOR'S INSTRUCTIONS:** Please refer to the Guidelines for Applicants and Sponsors for line-by-line guidance and definitions.

The number of copies to submit and where to submit them is information that can vary depending upon location. However, it is likely that at least three copies of this application (photocopies acceptable) will be required to be sent to the appropriate DOT Regional Director or MPO. Refer to the Program Notification letter (call letter) for specific instructions. For applications of a statewide nature or those spanning regional or MPO boundaries, please call the NYSDOT Program Management Office at (518) 457-2935 for directions on how to submit an application.

PROJECT ID # \_\_\_\_\_ (ASSIGNED BY DOT)

---

APPLICANT INFORMATION

1. Applicant. If a group, please describe. Add as Attachment A if necessary.  
Village of Andes (see Resolution as Attachment #.)
  2. Applicant's mailing address and county.  
P.O. Box 85, Andes, New York 13731
  3. Contact person: George Calvert Title: Planning Board Member  
P.O. Box 67, Andes, New York 13731
  4. Telephone / fax, including area code and hours of availability, E-mail address.  
845.676.3986/ fax:845.676.3987/ e-mail: calvert@catskill.net, any time
- 

SPONSOR INFORMATION

5. Sponsor's mailing address and county.  
Town of Andes c/o Martin A. Donnelly, Supervisor, P.O. Box 205, Andes NY 13731
5. Contact person: Martin A. Donnelly Title: Andes Town Supervisor
7. Telephone / fax, including area code and hours of availability, E-mail address.  
845.676.4635 (phone)  
845.676.4796 (fax) day time

PROPOSAL INFORMATION

8. Proposal name:  
Andes Village Streetscape Project
9. Proposal location. Please describe and identify on a map; see # 11, below:  
portions of Route 28, Lower Main, Tremperskill & Cabin Hill Rds. in Village (see Attachment B)
- 9a. In MPO area? \_x\_ NO \_\_\_ YES If "yes": Which MPO? \_\_\_\_\_
- 9b. Is Project on the MPO's TIP? \_x\_ NO \_\_\_ YES



**10. Enhancement activity type. Please check appropriate category or categories:**

	Provision of facilities for pedestrian and bicyclists including safety and educational activities for bicyclists and pedestrians
	Acquisition of scenic easements and scenic or historic sites
	Scenic or historic highway programs; provisions of tourist and welcome center facilities
X	Landscaping and other scenic beautification
	Historic preservation
	Rehabilitation and operation of historic transportation buildings, structures or facilities including historic RR facilities and canals
	Establishment of transportation-related museums
	Preservation of abandoned railway corridors including conversion and use for pedestrian or bicycle trails
	Control and removal of outdoor advertising
	Archaeological planning and research
	Mitigation of water pollution due to highway runoff
	Environmental mitigation to reduce vehicle-caused wildlife mortality while maintaining habitat connectivity.

**11. Proposal description:**

Explain what exists today and what the proposed improvement will build or accomplish, and who will have maintenance responsibility. Material should be complete and concise. It will be used to determine eligibility and priority. Please provide this information as extra pages and photographs labeled Attachment B. In addition, include map which appropriately locates the project, for example: a NYS 1:24,000 scale planimetric map 7.5 minute quadrangle or similar map. Maps may be purchased from the DOT Map Information Unit, 4-105, 1220 Washington Avenue, Albany, 12232. Telephone (518) 457-3555.

**12. Public Use and Access: Please add as Attachment C**

13. Benefits: Please add as Attachment D

Costs:

14. Local Match to be provided and source (s): see Attachment E (2)	\$ 75,360
15. Transportation Enhancement Program Funds requested:	\$ 301,440
16. Total \$ Please document your cost estimate as <u>Attachment E/ I</u>	\$ 376,800
17. Local match is what percentage of total cost? (14/16)	20 %

18. Provide a preliminary implementation schedule, as Attachment F. Note dates when key activities are planned to be started and completed.

19. Evidence of eligibility and relationship to surface transportation.

19a. Explain how the project qualifies for eligibility under one of the 12 categories.

19b. Explain how the project relates to the surface transportation system.  
Please provide these explanations as Attachment G.

20. Evidence of support for your proposal. Please add as Attachment H.

21. Checklist. Please check all items that are attached:

Attachment A - description of applicant (line 1)

- |   |   |  |
|---|---|--|
| ☐ | ✗ | Attachment B - proposal description (line 11)                |
| ☐ | ✗ | Attachment C - public use and access (line 12)               |
| ☐ | ✗ | Attachment D - benefits (line 13)                            |
| ☐ | ✗ | Attachment E - documentation of cost est. (Lines 14,15 & 16) |
| ☐ | ✗ | Attachment F - implementation schedule (line 18)             |
| ☐ | ✗ | Attachment G - evidence of eligibility (line 19)             |
| ☐ | ✗ | Attachment H - evidence of support (line 20)                 |

**SIGNATURES**

22. Signature of Applicant

x Eugene F. McCarty

23. Date of Signature

x November 1, 2001

24. Applicant's Name and Title (typed)

Eugene McCarty, Mayor  
The Village of Andes

25. Signature of Sponsor

x Martin A. Donnelly A.S.

26. Date of Signature

x October 31, 2001

27. Sponsor's Name and Title (typed)

Martin A. Donnelly, Supervisor  
The Town of Andes

Signature indicates that the non-federal share of the proposal's cost, as well as design, environmental, construction, inspection, maintenance and other responsibilities are assured by the applicant and/or sponsor.



## Attachment B

The Village of Andes is applying for funding under Category 4: Landscape and Other Scenic Beautification for our "Andes Village Streetscape Project". The Village is looking for assistance to implement streetscape improvements that are an important component of our infrastructure system, which is currently undergoing major reconstruction.

The Village of Andes is currently in the final phase of a much-needed new waterline installation, which included a new well and housing to supplement our inadequate spring-fed reservoir system. In 2002, we will begin constructing a village-wide sewer system (the design phase is now complete) --- superseding the antiquated septic systems and cesspools currently used by Village residents for wastewater treatment. This new sewer system will be funded through the New York City Department of Environmental Protection in keeping with their Memorandum of Agreement for the long-term protection of water quality in the Catskill/Delaware Watershed.

Therefore, as part of an overall partnership effort with the NYSDOT, which has committed to doing a re-milling of the highway with attention to crowning and drainage at the conclusion of these two large projects, we are seeking financing for landscaping and other scenic beautification along the Route 28 portion of our Village. The NYSDOT representatives with whom we have worked have a clear understanding of the importance of our Main Street as the hub of an historic village (on the National and State Registers of Historic Places) and as a destination for tourists. The plan we propose has provision for future sidewalks and curbing, but the additional enhancements, such as historic lighting, clusters of trees, shrubbery and perennial plantings in targeted areas would all be situated on a set-back from the snow dump strip and sidewalk areas, often on private property. Such areas include in front of the village pool, in front of the telephone company building, at Bohlmann Park adjoining the library, in front of the Hunting Tavern Museum, and in the proposed park adjoining Town Hall at the gateway to the Village from the east. This would allow a sequencing of projects with minimal need for the disturbance or destruction of existing structures, and, therefore, a cost-efficient approach to a necessarily fragmented process. Much of the grading work for landscaping, the actual planting, and the maintenance of the landscaped areas will be contributed by individuals and organizations in the Village and Town who have already pledged these contributions. We would seek financial contributions for the historic lighting in exchange for donor plaques.

The streetscape enhancements that are part of this proposal are part of an overall streetscape design plan for the Village. With wide community backing, the plan was commissioned by the Beautification Committee of the Andes Main Street Alliance (under Andes Village aegis) using funding obtained first through a seed money grant from the Catskill Center for Conservation and Development (CCCCD) and also through a Rural New York Planning and Preservation Grant. The group that commissioned the plan evolved from an inclusive Community Empowerment process led by the CCCD. The committee itself reached out to the entire community for input, a process, which would continue if the TEP grant were awarded. The anticipated long-term benefits sought by the committee as expressed in that grant proposal were "increased community pride, enhanced small business climate, increased tourism and overall improvement in the



quality of life and economic prosperity for residents." Portions of that landscape design plan, drawn by landscape architect Birgitta Brophy, are included with this attachment. In addition to local endorsement, the Andes' streetscape plan has indirect regional backing. In the West of Hudson Economic Development Study for the Catskill Watershed Corporation entitled *A Blueprint for the Catskill Fund for the Future*, prepared for the CWC by Hamilton, Rabinowitz & Altschuler, Inc. (Dec. 4, 1998), one of the strengths emphasized was our attractive communities. It stated, "Many of the Watershed's hamlets and villages have unique character that can become focal points for development." (p. 9)

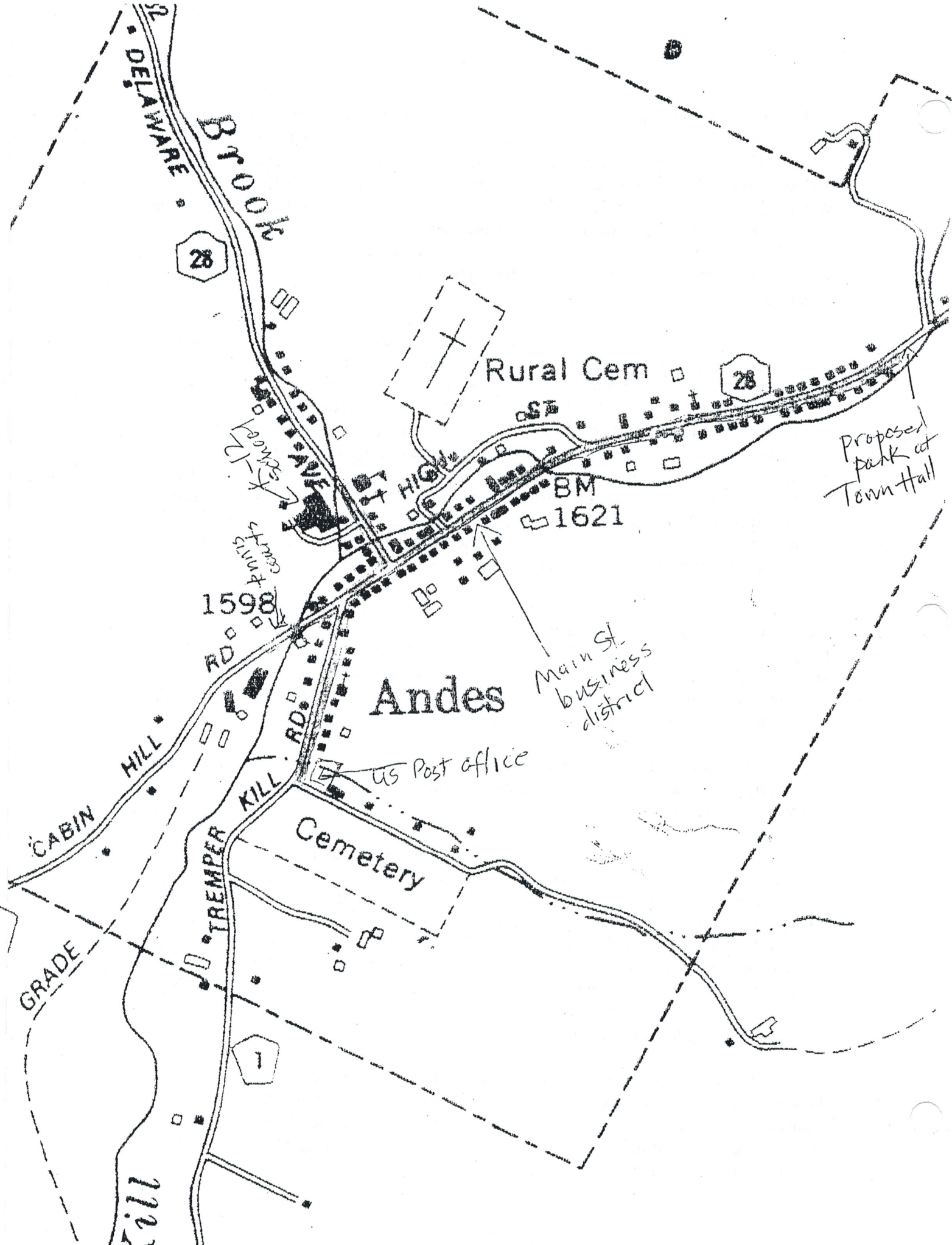
An attractive streetscape environment that slows traffic, evinces pride and emphasizes the cohesive nature of the community serves all these ends and is consistent with the recommendations of this consultant group (which conducted numerous surveys and focus groups in the region). The Report states: "Tourism is extremely important to the Watershed economy and is likely to play a central role in the future....Tourism is important because it provides multi-seasonal, environmentally sensitive economic activity. In addition, it capitalizes on the key strengths of the Watershed, its abundant natural resources and charming historic villages. Tourism is not just for visitors. It also benefits full-time Watershed residents by providing a range of jobs at varying skill and income levels, enhancing local recreational, entertainment and retail options and providing for lively and interesting hamlets and villages."

Andes merchants and civic organization have for the last five years independently recognized the importance of a revitalized village, particularly by working to expand tourism, which encompasses retail, food and lodging businesses, conveying local history, and offering cultural events. They understood that successful tourism can provide economic health which will ensure that environmentally harmful and unsuitable activities and businesses are less likely to take root here.

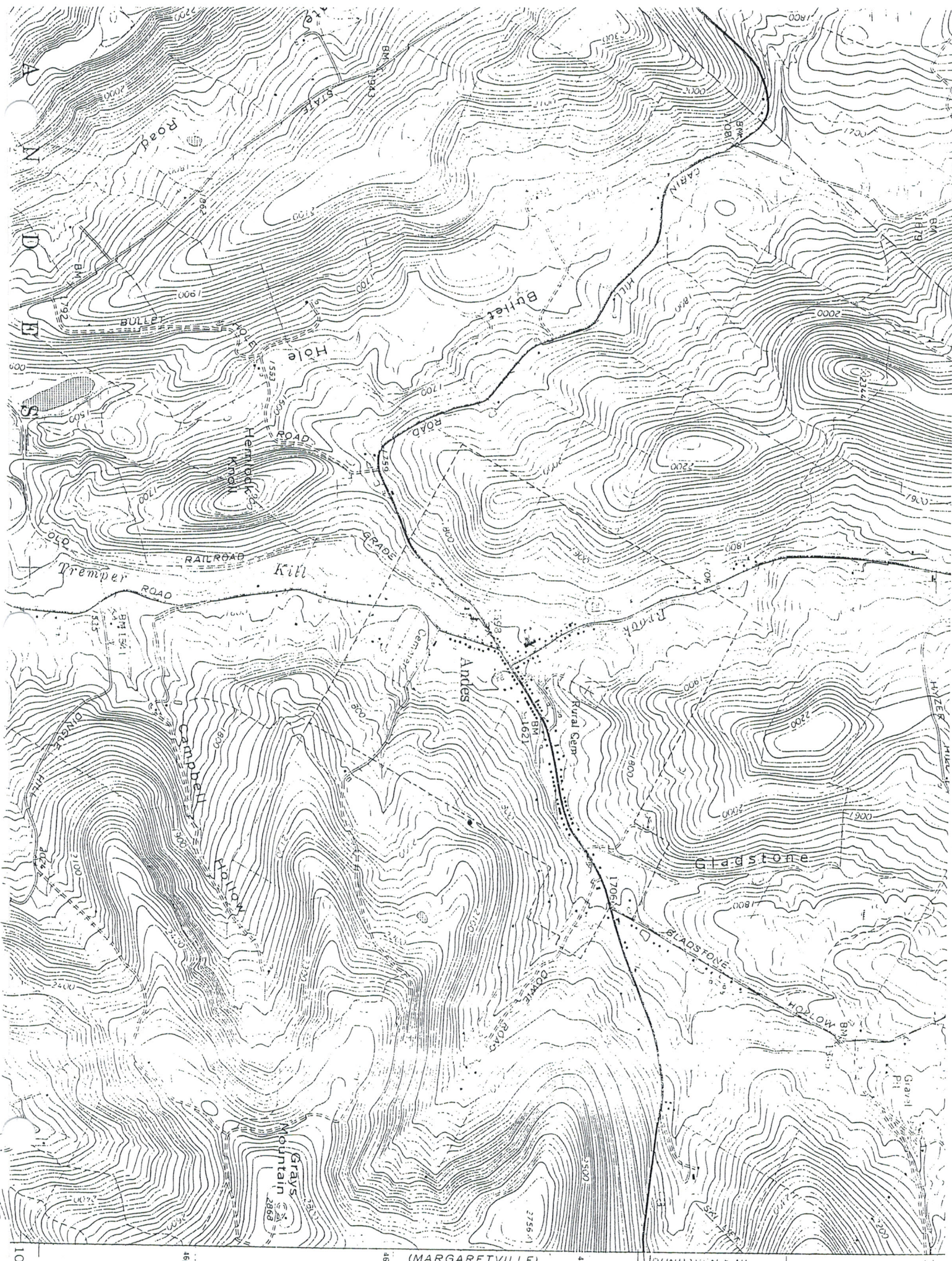
Our local businesses are also promoting other stated goals of the CWC such as increased lodging opportunities and specialty and value-added products (for Andes' new restaurants and weekend farmers' market).

Traveling west from Kingston, Andes is the first true village encountered on Route 28 – the main east-west travel route through the Catskills leading to Oneonta and Cooperstown. Because our Village has a convenience store offering fuel, shops, and eateries, it has been a natural stopping point for travelers, recalling a tradition extending back to the early 1800's when inns offered lodging to wayfarers traveling the stagecoach route. Andes has also developed a reputation as a tourist destination, and is drawing day-trippers and others west of the Catskill Park. This project would further enhance the Village's identity and attractiveness, drawing metropolitan NYC tourists into central Delaware County and thus into Central New York.

In addition to the benefits of increased tourism, the environment fostered in a small, walkable downtown by the enhancements of historic street lamps, benches and landscaping, will improve the quality of life for the local population. It will provide them with a congenial environment in which to meet and greet their neighbors, exemplifying the small town life which is their tradition.









**Attachment C**

**Public Use and Access**

There will be no limitation to access and no fees for access related to this project.

## **Attachment D    Benefits**

The number of people viewing the improved sidewalks and streetscape enhancements would be 100% of the average daily traffic (ADT) which is currently at 1600, plus pedestrians not included in that count, estimated at 30 per day (generally people walking within the Village).  $1,630 \text{ per day} \times 365 \text{ days} = 594,950$



**PROJECT COST ESTIMATE**  
**TEA-21 GRANT APPLICATION**  
**October 31, 2001**

Professional Design Fees	Lump Sum	\$30,000
Landscape Architectural, Engineering, Surveying, Etc.		
Copying/Bidding/Legal Fees	Lump Sum	\$5,000
<b>SUBTOTAL:</b>		<b>\$35,000</b>

Mobilization	Lump Sum	\$2,000
Park Site Clean-up	Lump Sum	\$3,500
Lighting Conduit		\$20,000
Park Grading		\$2,000
Topsoil		\$3,000
Parking Area @ new park		\$4,500
Light Fixtures – Mtl. & Installation		\$175,000
Benches		\$24,000
Trash Receptacles		\$6,800
Picket Fencing		\$18,000
Street Trees		\$25,000
Small Flowering Trees		\$13,500
Shrubs		\$10,000
Park Plantings		\$15,000
Lawn Establishment @ park		\$1,500
Supervision		\$18,000
<b><u>GRAND TOTAL:</u></b>		<b>\$376,800</b>

Attachment E (2)

## Estimated Local Match Sources

❖ Donated services (landscaping at park and elsewhere)	1,000
❖ Donated equipment (bulldozer, tractor, grader)	1,000
❖ Donated planting services (in kind donated by community volunteers), 100 hours @ \$5/hr	500
❖ Donations for historic street lamps, 25@ \$1,000	25,000
❖ Donations of trash receptacles by civic groups (6@ \$1,200)	7,200
❖ Donation of property owned by Town (for Park)	20,000
❖ Administrative work of municipal forces	3,000
❖ Coordination of the above projects and services (in kind by volunteers) 80 hrs @ \$6/hr	480

grant from local foundation	<u>17,180</u>
-----------------------------	---------------

Total Match Sources:	\$ 75,360
----------------------	-----------

**Attachment F**

**PRELIMINARY IMPLEMENTATION SCHEDULE**

<b>June 2002</b>	<b>Grant Approval</b>
<b>June-July 2002</b>	<b>Search for Design Professional(s)</b>
<b>Sept.-Oct. 2002</b>	<b>Approve/Hire Design Professional(s) Begin Preliminary Design Phase</b>
<b>Nov. 2003</b>	<b>Present Preliminary Design Request comments/questions by Feb. 15</b>
<b>Nov. 2002- Jan. 2003</b>	<b>Revise Preliminary Design Prepare Final Design</b>
<b>Jan.-March 2003</b>	<b>Prepare Construction Plans, Specifications, and Estimates</b>
<b>March 2003</b>	<b>Send out Bid package</b>
<b>April 2003</b>	<b>Bids Received</b>
<b>May 1st</b>	<b>Work Begins</b>
<b>Nov. 1st</b>	<b>End of Project Work</b>



## Attachment G   Evidence of Eligibility

19a. We are applying under category 4 :Landscape and Other Scenic Beautification for a streetscape project which will include historic lighting, benches, landscaping of trees and shrubs, with special treatment adjoining Town Hall at the gateway to the Village from the east on Route 28 on land belonging to the Town (possibly the site of a modified Visitors' Center in the future).

The enhancements will be designed as an integral part of the sidewalk system of the Village. The sidewalks connect stores, restaurants, the library, the K-12 school, tennis courts, swimming pool, the post office, churches, the museum/community center and virtually all houses in the Village throughout a continuous system. They will need to be re-paved and/or repositioned (historic bluestone in places) following the completion of our infrastructure projects, but the design of the enhancements will allow for independent projects with plantings and lighting placed primarily out of the highway right-of-way. Naturally, a coordinated project of sidewalks and enhancements would be optimal and is still hoped for.

19b. The general streetscape area is integrally connected with the transportation system as it parallels NY State Route 28, sections of County Routes 2 and 1 within the Village, and the Village street known as High Street. Route 28 itself serves as the major artery of transportation within the Village by visitors and residents alike. The streetscape improvements, by definition in proximity to the roadways, would be seen by all users of Route 28, many of whom are traveling from New York City to Oneonta/Cooperstown. This project would create a strong positive aesthetic impact both on the community itself and on those passing through or stopping, with attendant traffic-calming results.

**Attachment H**

**Evidence of Support**

- 1. Village of Andes Resolution**
- 2. Letter from the Andes Society for History and Culture (ASHC)**
- 3. Letter from the Andes Chamber of Commerce**



**RESOLUTION FOR THE VILLAGE OF ANDES**

BE IT RESOLVED THAT, the Village Board hereby authorizes the Main Street Alliance to proceed with its T-21 Grant Application for the contemplated transportation enhancement project, known as the "Streetscape Project," in the Village of Andes; and

BE IT FURTHER RESOLVED THAT, the Village shall be listed as the applicant on said Grant Application; and

BE IT FURTHER RESOLVED THAT, the Town has agreed to act as sponsor for the Streetscape project on said Grant Application and the Village hereby accepts the Town's offer to so act as sponsor.

*Be it further resolved that George Calvert  
be appointed as project contact person.*

The foregoing Resolution was put to a vote and recorded as follows:

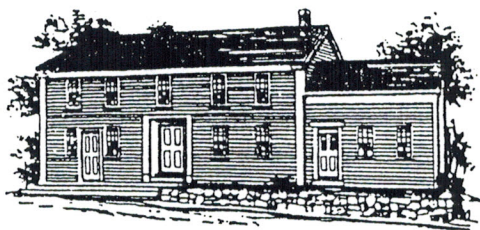
2 Yeas

       Nays

       Abstention

*Donna Martino*

Clerk/Secretary



---

ANDES SOCIETY FOR HISTORY & CULTURE - ROUTE 28, ANDES, N.Y. 13731

---

October 30, 2001

To Whom It May Concern:

The Andes Society for History and Culture wholeheartedly supports the Village of Andes' application for monies to improve the appearance of our historic Village. Over the past several years, much private money has gone toward restoring and improving both residential and non-residential properties. Major infrastructure installations are now in process throughout the Village. As a result of these very necessary improvements, our streets, sidewalks and yards have been torn apart. Our Village, once visually appealing, is in a shambles.

In conjunction with other community organizations, the ASHC has worked hard to promote Andes as an historic tourism destination. Our restored Hunting Tavern Museum attracts many visitors each year. Tours are conducted on weekends May through October, and many other events are held at this facility during the year.

It is important that our once-pretty Village be put back together. Landscaping stripped away by the construction should be restored, trees planted, grass medians replaced, sidewalks reconstructed and historic lighting installed. Such enhancements make a clean, attractive place to live and serve to attract visitors to Andes. This, in turn, stimulates our local economy, a benefit to all that live and work here.

Respectfully,

*Dorothy McArdle*

Dorothy McArdle, Treasurer

for the ASHC Board of Directors



**617.20**  
*Appendix A*  
*State Environmental Quality Review*  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Town and Village of Andes, Delaware County, New York**  
**Abstract Description of Potential Environmental Impacts**  
**Town and Village of Andes Joint Comprehensive Plan**

The Town of Andes is a rural community located in the southeastern portion of the County, situated on the western slopes of the Catskill Mountains. About a 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".

The Towns of Delhi and Bovina border the Town of Andes to the north. The Town of Middletown borders the Town of Andes to the east. The Towns of Hamden and Colchester border the Town of Andes to the west. Sullivan County borders the Town of Andes to the south. The Pepacton Reservoir cuts the Town almost in half. 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. The population of the Town is 1,356, as reported in the 2000 U.S. census (this includes the Village's population of 289 people). The Town is host to one Village, which shares the same name and is located in the northern section of the Town. The Village is the primary commercial center for the Town and is home to both Town and Village governmental offices. The Village is equipped with both municipal sewer and water services. The Village has a historic district, which runs along the main street and the Town is home to the scene of the Anti-Rent War. The Village of Andes is dissolving at the end of the year 2003. The major road network consists of New York State Route 28, New York State Route 30, County Route 1, and County Route 2.

The Town's most prevalent land use is residential 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. The Town of Andes has one industrial property, although there are no active industries in either the Town or the Village. The agricultural land is primarily located in the northern portion of the Town.

Slopes

The Town of Andes is located on the western slopes of the Catskill Mountains. Steep slopes with grades of 10 to 15% mark much of the Town. Lesser slopes exist around the Village and the Reservoir. The southern portion of the Town contains



# Appendix G

## Andes Church Survey

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

*Orange County Office:*

263 Route 17K  
Newburgh, NY 12550  
Phone: (845) 567-1133 Fax: (845) 567-1925

www.chazencompanies.com  
Email: newburgh@chazencompanies.com

*Dutchess County Office:*

Phone: (845) 454-3980

*Capital District Office:*

Phone: (518) 235-8050

*North Country Office:*

Phone: (518) 812-0513

December 28, 2001

Sacred Heart  
PO Box 169  
Margarteville, New York 12455

**RECEIVED**  
JAN 08 2002

*Re: Town and Village Joint Comprehensive Plan*

*Job # 10189.00*

**THE CHAZEN COMPANIES**

To Whom It May Concern:

The Town and Village of Andes are currently preparing a Joint Comprehensive Plan. The Chazen Companies has been hired to assist in this process. As part of this plan, an inventory and analysis is being taken of existing services within the Town and the Village of Andes.

I am seeking specific information from you regarding the St. Ann's Roman Catholic Church within the Town of Andes. The Comprehensive Plan will be used as a long-term planning tool for both the Town and the Village. Therefore, it is important that all services within the Town and Village of Andes are addressed. Attached are some questions that would be extremely helpful in preparing the Comprehensive Plan. If you could please take a few minutes to answer these questions and fax back your responses at your earliest convenience, it would be greatly appreciated. Your input is very important and should be voiced in this document.

Thank you for your time. Should you have any questions, please do not hesitate to call me at (845) 340-9773.

Sincerely,



Nicole T. Blakeslee  
Planner

## Town and Village of Andes Comprehensive Plan Andes Religious Institutions Questionnaire

---

**Background:**

The preparation of the Town and Village of Andes Comprehensive Plan is currently underway. To assist us with the development of the "Community Services" section of that report, we would request the following information about your religious institution. If you have any questions about this survey, please call Nicole Blakeslee of The Chazen Companies at (845) 567-1133. Please fax this survey to (845) 567-1925 or mail to The Chazen Companies, 263 Route 17K, Newburgh, New York 12550.

1. Describe the location of the religious institution.

on Rt 28

2. Briefly describe your facilities.

Church

3. Briefly describe any adult activities sponsored by the religious institution.

none

4. Briefly describe any youth activities sponsored by the religious institution.

none



5. Are there any plans to expand the religious institution's facilities in the near or distant future? If yes, describe.

no

6. What sort of improvements would you like to see to the religious institution?

?

many high peaks with elevations ranging from 2800 - 3100 feet above sea level. One of the Town's highest peaks is located in the northeastern portion of the Town, Mt. Pisgah with an elevation of 3365 feet above sea level.

### 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 both ground and surface waters.

The majority of soils in the Town have limitations for development due to a combination of factors like slope, depth to bedrock, seasonal flooding and high water tables. Soils most easily developable in the Town are generally located in the valleys, but they have limitations due to seasonal flooding.

### Streams and Rivers

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. The Town has several primary tributaries that connect to the Delaware and the Pepacton Reservoir. The Cannonsville Reservoir is located to the west of the Town and serves to drain only the northwestern portion of the Town through numerous tributaries and sub-tributaries located there. Here is a listing of the streams located throughout the Town: Fall Clove, Tremper Kill, Wolf Hollow, Palmer Hollow, Weaver Hollow, Canada Hollow, Gladstone Hollow, Nelots Brook, Upper Beech Hill Brook, Barkaboom Stream, Liddle Brook and portions of Biggar Hollow and Mill Brook.

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. 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. In addition, other species present included carp and minnow, suckers and sculpins.

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 are 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.

The Town's floodplains are those low lying areas adjacent to bodies of water that accommodate increased volumes of stream flow during major storms. These areas correspond to the probability of flooding to occur in any given year, i.e. a 100 year flood event has a 1% probability of occurrence in any given year and a 500 year flood event has a .2% probability of occurrence in any given year. The Town of 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.

#### 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. The Pepacton flooded four communities, Arena, Pepacton, Shavertown, and Union Grove, displacing 974 people.

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 draw down 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.

#### Lakes

A portion of Tunis Lake, Bryden Lake, Perch Lake, Little Pond and Big Pond are all lakes located in the Town. Each lake ranges in size and varies as to whether it is private or open to the public, for instance Little Pond has a state campground associated with it and Tunis Lake is private. The lakes contain similar fish species as that of the reservoir and streams.

#### 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.

There are a number of New York State-regulated wetlands in the Town. These wetlands contain specific kinds of vegetation and display specific hydrological characteristics in patches of 12.4 or more contiguous acres.

#### Forested Lands

The Catskill Park is a mountainous region of public and private lands in four counties, i.e. 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. 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.

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. The Town of Andes has two forests, the Middle Mountain Wild Forest, which consists of approximately 6,600 acres and Dry Brook Ridge Wild Forest, which consists of approximately 2,400 acres that are parts of 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.

#### Wildlife

There are many forms of wildlife in the Town of Andes like the white tailed deer, coyotes, black bears, rabbit species, bobcats, minks, fishers, red squirrel, opossums, skunks, porcupines and turkeys. Many bird species have made the area their home for instance, the cardinal, blue jays, hawks and several types of owls. The high peaks of the Catskill Park are 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.

As mentioned earlier the Town of Andes waterways support many game fish such as rainbow, brown and brook trout, small mouth bass, brown bullhead, rock bass, yellow perch, white sucker, alewife, carp, and sculpins.

## **PART II EAF**

The physical characteristics of the Town have been evaluated for potential adverse environmental impacts resulting from the adoption of this plan and the future implementation of the recommendations provided. Following is a brief summary of Part II of the Long Environmental Assessment Form completed for this project:

1. Will the Proposed Action result in a physical change to the project site?

No. The adoption of the plan will not physically alter the Town in any way. The proposed implementation plan has provided some objectives and implementation measures for projects that could enhance the community, for instance, expanding the local business/economic base of the Town and the development of wireless communications infrastructure. These are all recommendations to the goals developed in the plan; they are not definite actions in any way or means.

2. Will there be an effect on any unique or unusual landforms found on the site?

No. The adoption of the plan will not affect any landforms in the Town. The recommended actions have been written to continue the protection of the natural features of the community. The natural environment is important to the overall character and appeal of the Town.

3. Will Proposed Action affect any water body designated as protected?

No. The plan has been written to continue the protection of the East Branch of the Delaware River and Pepacton Reservoir as well as the Cannonsville Reservoir waters. This will be accomplished through continuing the existing local land use regulations and when developing new regulations, to continue with this theme. The plan recognizes and takes into consideration the protection efforts administered by the New York City Department of Environmental Protection, i.e. Watershed Restrictions.

4. Will Proposed Action affect any non-protected existing or new body of water?

No. The plan recommends actions that would continue and possibly enhance the water quality of the streams, lakes, ponds and other non-protected waterways. The plan also recognizes and takes into account the protection efforts administered by the New York City Department of Environmental Protection, i.e. Watershed Restrictions.

5. Will Proposed Action affect surface or groundwater quality or quantity?

No. The plan has provided for the continued protection of both water quality and quantity through the continuance of local land use controls. The plan recommends the expansion of water and sewer service into more densely



populated areas of the Town so to protect water quality and quantity for the future. The plan also recognizes and takes into consideration the protection efforts administered by the New York City Department of Environmental Protection, i.e. Watershed Restrictions.

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

No. The Plan provides recommendations for the continuation of land use controls that do not alter drainage flow or surface water runoff. The Plan recognizes the recently adopted New York State and New York City stormwater management regulations. Through actions recommended in the Plan drainage flow or patterns, or surface water runoff could possibly improve, i.e. creation of a highway maintenance plan and strategy for maintaining and repairing Town and Village roads.

7. Will Proposed Action affect air quality?

No. None of the proposed actions in the plan would degrade the air quality in the community.

8. Will Proposed Action affect any threatened or endangered species?

No. The Plan will not affect any threatened or endangered species within the Town.

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

No. The Plan provides an environmentally sensitive approach to future land use development taking all environmental features, including wildlife into account for future community growth.

10. Will Proposed Action affect agricultural land resources?

No. The Plan recommends continuing the preservation of land for agricultural purposes within the Town and Village. In addition, the Plan recommends evaluating strategies to preserve and protect agricultural lands.

11. Will Proposed Action affect aesthetic resources?

No. The Plan provides an environmentally sensitive approach to future land use development by continuing the preservation and protection of natural features, vistas and wildlife habitats within the Town.

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?



No. The Plan recommends the continued support, preservation and protection of the historically important resources within the Town.

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

No. The goals and recommendations of the Plan are to continue the protection and preservation of open space or recreational opportunities within the Town so to maintain and improve the existing community character.

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

No. There are no critical environmental areas in the Town of Andes.

15. Will there be an effect to existing transportation systems?

No. The Plan recommends the continued maintenance and improvements of the transportation networks within the Town for all modes of transportation.

16. Will Proposed Action affect the community's sources of fuel or energy supply?

No. None of the goals or recommendations affects the community's source of energy or fuel supply in any way.

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

No. The Plan does not recommend any projects that would adversely impact the community through odor, noise or vibration pollution.

18. Will Proposed Action affect public health and safety?

No. The Plan promotes the continued preservation, protection and enhancements to the community's public health and safety through the recommendations made within the Plan.

19. Will Proposed Action affect the character of the existing community?

No. The recommendations to the goals in the Plan have been established to maintain, protect and possibly enhance the existing community character.

20. Is there, or is there likely to be, public controversy related to potential adverse impacts?

No. There are no anticipated adverse impacts associated with this action.