

STAMFORD NEXT

THE VILLAGE OF STAMFORD, NY
COMPREHENSIVE PLAN
ADOPTED DECEMBER 19, 2017

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INTRODUCTION

WHY A PLAN?

The Village of Stamford Comprehensive Plan is designed to play a pivotal role in shaping the Village of Stamford for the next 10 to 15 years. By design and definition, this Comprehensive Plan provides an overall framework for future public and private decision-making in Stamford and should be considered a “road map” for future financial, civic, and land use activities. It ties together a broad array of community objectives and needs.

This Plan articulates a vision for the Village, its long-term goals, and methods to achieve them. It is both a practical and far-sighted document. Practical – because it lays out a series of objectives and actions that Stamford realistically intends to accomplish over the coming years. Far-sighted – because it states Stamford’s goals and aspirations for its future.

A comprehensive plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community. It provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps to ensure that the community’s needs are met, both now and in the future. New York’s laws also require that land use regulations shall be in accordance with a comprehensive plan.

The Village Board initiated this planning process to document and evaluate changes that are or have been taking place within the Village since the original Plan was adopted in 2001 and updated in 2008. The Village Board determined that having an updated comprehensive plan would be a valuable tool to help the Village move forward.

THIS PLAN IS NOT A LAW

In addition to providing the basis for future decision-making, the Comprehensive Plan provides a framework for local land use laws such as zoning and subdivision. As such, the Plan includes recommendations related to improving Stamford’s existing local land use-related laws. It is important to note however, that this plan is not a regulatory document; any change to existing laws, or development of new land use laws would need to be adopted according to NYS Village Law procedures through a separate process. This process would include public

hearing(s), an environmental review, and County Planning Board review.

The recommendations made in this Comprehensive Plan will not take effect until the Village Board decides to act on them. This Comprehensive Plan will be implemented through new or updated local laws and other programs initiated by the Village Board over time.

IMPLICATIONS OF HAVING A PLAN

Once a comprehensive plan is adopted, there are several important implications. First, all government agencies involved in planning capital projects in Stamford must first consider this plan. That means the Village now has a much larger stake in what other governmental agencies want to do when they are proposing a capital project in Stamford. Second, it is the

policy of New York State to encourage comprehensive planning for the sake of protecting the health, welfare and safety of its citizens. Therefore, most State agencies recognize, if not require, a comprehensive plan as a condition for grants and other funding assistance. This assures that public funds are spent in pursuit of a well-defined public goal.

OTHER IMPLICATIONS OF HAVING A COMPREHENSIVE PLAN INCLUDE:

- Programs and regulations may be adopted to implement the Plan to protect the Village's resources and encourage desired development and growth.
- Community consensus and support can be built on the shared vision, goals, and strategies presented in the Plan. This can be translated into a new sense of hope for the future of the Village and an improved quality of life for all residents.
- Comprehensive plans also contain data, maps, and specific information that can be vital in marketing and promoting the Village. This is especially important to economic development programs to recruit new entrepreneurs to the Village.

AUTHORITY TO PLAN

New York State law (Village Law 7-722) grants municipalities the authority to prepare and adopt comprehensive plans. The State considers adoption of a comprehensive plan to be a critical means to promote the health, safety and general welfare of the people of the municipality and to consider the needs of the people. As defined by that State law, a comprehensive plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community. It provides guidance to municipal leaders, government

agencies, community organizations, local businesses, and residents, and helps to ensure that the community's needs are met, both now and in the future. New York's laws also require that local land use regulations be adopted in accordance with a comprehensive plan. It is the policy foundation upon which communities are built.

NYS Village Law §7-722 requires that Comprehensive Plans be reviewed and updated on a regular basis. Therefore, this Plan should be reviewed by the Village Board every five years, and updated or supplemented as needed to

address current needs and circumstances. This review will be a chance to gauge progress on implementation and perform needed maintenance on the Plan so that it remains relevant to our community. A revision should include an update to relevant existing conditions, verification of the community vision and goals, a summary of completed action items and the addition of other relevant steps based on our Town’s changing needs.

The Village Board can use the plan as both a checklist of actions as well as a roadmap for establishing policies and programs. The Planning Board and Zoning Board of Appeals should refer to the plan when reviewing projects to ensure consistency with community goals. Landowners and businesses can use the plan to better understand the resources and conditions in the Village as they make personal decisions about individual properties.

PUBLIC ENGAGEMENT

This Comprehensive Plan is based on community input and an analysis of existing conditions, resources, and programs in the Village. Public opinion was gathered throughout the planning process and in many ways. The Plan incorporates

the knowledge and skills of the Comprehensive Plan Committee, elected officials, the general public, organizations and agencies working within the Village, and business owners.

The process was designed to focus on answering three primary questions:

1. What are the current conditions in the Village of Stamford? The Plan is built upon the Village’s strengths, weaknesses, opportunities, and threats facing Village residents, businesses, and landowners.
2. What is the future direction desired by the Stamford community? The Plan accomplishes this by establishing a community vision and a set of long-range goals.
3. What can the Village do to attain its vision? The Plan offers a comprehensive set of recommended actions that address the issues of concern in Stamford. These recommendations can be implemented through policy changes, new program creation or expansion, organizational changes, grant acquisition, regulatory updates, and other alternatives and actions that will guide the Village toward a successful future.

PLANNING EVENTS AND MILESTONES

The planning process was initiated in November 2016. This project was coordinated by a volunteer Comprehensive Plan Steering Committee appointed by the Village Board of Trustees. This Committee was established to include residents, business owners,

representatives of the Village Planning Board, Zoning Board of Appeals, and Village Board, and other agencies and organizations working on behalf or in the Village. The Village hired a planning consultant to assist in all phases of the Plan’s development.

The following planning activities took place to develop this Plan:

1. Formation of the Comprehensive Plan Steering Committee (November 2016).
2. Monthly Comprehensive Plan Committee Steering Meetings (Throughout Process).
3. Strengths, Weakness, Opportunity Identification Session with Steering Committee (December 2016 and January 2017)
4. Focus Group Meetings: Economic Development, Recreation/Open Space, Housing (Feb. 2017).
5. Public visioning and planning workshop (May 2017).
6. Development of Village-wide inventory and profile of resources and characteristics.
7. Update of all resource maps via a computerized Geographic Information System and analysis of these maps.
8. Evaluation of public input and all data to determine the “Strengths, Weaknesses, Opportunities and Threats” (SWOT Analysis).
9. Development of vision and goal statements.
10. Development of recommended policies and recommended actions, including an action plan for implementation.
11. Development of full draft of plan.
12. Presentation of the draft plan to the public at informational meetings, and for formal comment at a public hearing (November 15, 2017).
12. Submittal of Draft Plan to Village Board (November 21, 2017).
13. Village Board review and public hearing (December 19, 2017).
14. Draft plan sent to Delaware County Planning Department for required 239-m review (November 21, 2017).
15. Environmental review as per NYS State Environmental Quality Review Act (SEQRA) (December 19, 2017).
16. Adoption of Plan by Village Board via a resolution (December 19, 2017).

PUBLIC INPUT AND DATA COLLECTION

The issues, goals and recommended strategies detailed in this comprehensive plan are based on new information gathered about the Village of Stamford, along with new public input, and relevant information from the old plan. Specific sources of information used to prepare this plan included:

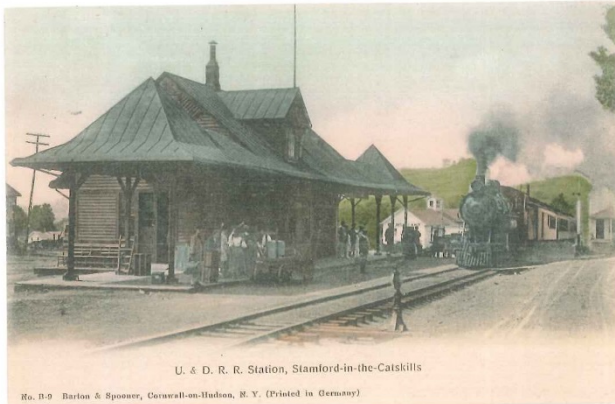
- Background studies of land use patterns in Stamford.
- Population and demographic information from the US Census, various years.
- Interviews, public input, focus groups, Committee input, and input from local government officials.
- NYS DOT and County data on traffic counts.
- Geographic Information System data on natural resources, environmental conditions, tax parcel data, etc.
- Past Village of Stamford Comprehensive Plans (2001 and 2008).
- Village of Stamford Downtown Revitalization Plan.
- Town of Stamford Comprehensive Plan.
- Town of Harpersfield Comprehensive Plan.
- Village Zoning and Subdivision Regulations.

BRIEF HISTORY OF THE VILLAGE

At the close of the Revolutionary War, settlers from Stamford, Connecticut established homes in what was called “Head of the River” or “Devil’s Half Acre.” Col. John Harper obtained 640 acres on the eastern side of the Delaware River – a portion of which the Village of Stamford is now located. In the very early days of Stamford, it was the smallest hamlet in the Town, and Harpersfield was the largest with 50 inhabitants. The Village formed around a stop on the Catskill Turnpike landmarked, per local lore, by the Delaware House which still exists today. This early droving house was the first and remains the oldest of Stamford’s many hotel’s. The Village was incorporated in 1873. By 1880, the Stamford Water Company laid water pipes in the Village streets. A lighting system, schools, and the Stamford Seminary followed.¹

MAIN STREET

Our Main Street was once an Indian trail winding through a mountain pass!



The rail road came to Delaware County and Stamford in the 1870s and with it, many tourists looking for an escape from New York City. The Catskills had been a popular resort region since the early 19th century and Stamford, with the added advantage of the railroad, enjoyed 50 or 60 years as a very popular summer resort on the western edge of the Catskills.

Dr. Churchill, a native son of Stamford, was the major proponent of developing Stamford

as a summer resort. The first large hotel in the Village, Churchill Hall, eventually grew to cover a larger portion of the southern side of Main Street. Other hotels were built throughout the Village and subdivisions such as the Granthurst Park provided lots for large private summer homes.

The advent of the automobile and the changing expectations of vacationers led to a decline in the resort industry in Stamford. The last echoes of this era can still be seen around the Village, but Stamford as a bona fide resort ended between World War I and II. Churchill Hall was razed in the mid-1940s and the last of the big resort hotels, The Rexmere, burned several years ago.

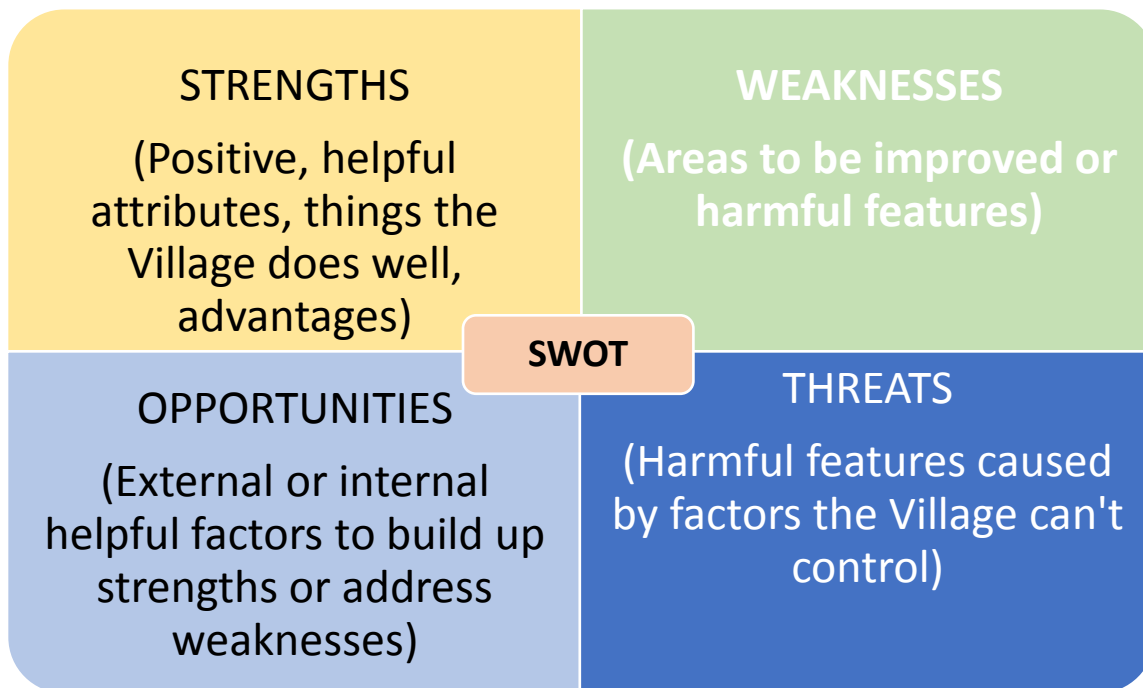
The archives of the New York Times are a good place to get a feeling of what went on in Stamford in its heyday. The Catskill Mountain ‘Doings’ was a society page devoted to the comings and goings of summer residents as well as the activities at the many hotels. It is interesting to note that Stamford had four Cuban hotels owned and run by hoteliers from Havana.

¹ Overview prepared in part by Robert J. Schneider.

TRENDS AND ISSUES

An evaluation of the strengths, weaknesses, opportunities, and threats facing Stamford form an important part of the development of this Plan. Public input and analysis of current conditions in the Village helped identify the strengths, weaknesses, opportunities and threats needed to be addressed in this Plan (also called a SWOT). Organizing the information by SWOT helps the Village ensure that it maintain its strengths fix its weaknesses, take advantage of opportunities, and prevent threats.

The following SWOTs were identified from many sources: Steering Committee meetings, three focus group meetings, a joint Village Board/Planning Board/Zoning Board of Appeals meeting, public input from the workshop, information from demographic data on the Village, analysis of mapped resources, and other data collected in the Village.



DESCRIBING STAMFORD'S COMMUNITY CHARACTER

Based on public input, the following terms describe the character of the Village of Stamford:

- Quaint
- Small town America
- Picturesque
- Views of hillsides from Main Street
- Quiet
- Old Victorian style architecture
- Surrounded by natural beauty
- Lots of community spirit

SUMMARY OF MAJOR TRENDS AND ISSUES

Public input along with an evaluation of demographic, economic, maps, and other information about the Village of Stamford has identified several priority trends and issues facing the Village. The full listing of Village strengths, weaknesses, opportunities and threats is presented in the appendix.

In summary, significant elements this plan is designed to address include:

MAJOR STRENGTHS

- Scenic beauty of area
- History and architecture of Village
- Community character (traditional neighborhoods and main street, friendly, peaceful, quiet, quaint, rural and small-town feeling, community events)
- Public water, sewer and Village-wide Wi-Fi infrastructure
- Open space and four-season recreational resources in and near the Village
- High quality environment
- Local businesses
- Only location having retail such as grocery, pharmacy, hardware, liquor within 25 miles
- High quality of life
- Supportive agencies and organizations to benefit the community

MAJOR WEAKNESSES

- Dilapidated and blighted buildings
- Poor aesthetics
- Loss of health care access
- Lack of marketing, promotion, and use of assets
- Loss of jobs, incomes, economic stress with higher poverty rates, loss of population and fewer families
- High school taxes in Town, and inequitable tax rates between Town and Village
- Difficulties presented by being split into two towns
- Lack of amenities that could increase use of trail and recreational assets (signage, wayfinding, bathrooms, lights, better linkages between trails, recreational facilities, and other locations, etc.)
- Lack of funding and access to funding, and capacity to carry out revitalizations and economic development programs
- Lack of tourism and lack of tourist amenities such as lodging

MAJOR OPPORTUNITIES

- Tourism offers a major economic opportunity, especially those oriented to outdoor recreation
- Develop and implement aggressive marketing and promotion activities targeted to both locals and tourists
- Economic development programs, incentives, and initiatives that capitalize on the Village's assets

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- Initiate programs that address property maintenance and improve building conditions
- Improve local land use laws to address community character, design, affordable housing, and business promotion (especially tourist businesses)
- Ongoing infrastructure projects to improve streetscapes, pedestrian opportunities, links from trails to downtown
- Implement ideas from Downtown Revitalization Plan
- Increase lodging facilities
- Fix inequalities in taxing that currently exists

MAJOR THREATS

- Changing demographics of community
- Blighted buildings
- Drug problems
- Lack of jobs and economic opportunities
- Overall high cost of doing business in New York State
- Loss of access to healthcare in Village



VISION FOR THE FUTURE AND GOALS

STAMFORD'S VISION

Our vision for the future is as a sustainable and diverse village with a bustling main street full of restaurants, locally owned quaint shops, and service businesses that offer many employment and business opportunities. Stamford radiates positive energy, opportunity, and community pride. We have beautiful parks, green spaces, sidewalks, and tree-lined streets. Our well-maintained houses and properties showcase the magnificent historic architecture of Stamford and our “Queen of the Catskill’s” heritage. The Village is the regional venue for recreation and Catskill-oriented tourism, and we are second to none for trout fishing as we are the headwaters of the West Branch of the Delaware River, and for hunting, fishing, hiking, biking, skiing, golf, and other outdoor activities. We recognize the importance of nearby farms, and our business community benefits from an economy that ties tourism, outdoor recreation, agriculture, and locally produced food and products together. These attributes, together with our unique small town character² and location nestled in a mountain community, attracts new residents and businesses who seek us out for the quality of life and opportunities here. Our community offers a safe, secure, and friendly environment which is attractive to families and entrepreneurs seeking excellent schools, affordable housing, modern technologies and updated infrastructure.

STAMFORD'S COMPREHENSIVE GOALS

1. Reduce the number of blighted and vacant buildings and properties.
2. Increase business development, marketing activities, job opportunities, and the number of entrepreneurs, residents, tourists, and visitors to revitalize the Village’s economy.
3. Ensure continuation of and adequate access to health care.
4. Improve streetscapes and pedestrian opportunities in the Village, especially on Main Street.
5. Preserve small-town character while enhancing the aesthetic appeal of Stamford.
6. Preserve historic architecture and promote the historic resources of the Village.
7. Increase access to and use of recreational and community resources in the Village.
8. Promote a variety of housing opportunities for all ages and income levels.
9. Increase community pride and sense of community.
10. Ensure up-to-date and improved infrastructure.
11. Conserve environmental resources in the Village and region.
12. Maintain our quality school and increase families and school aged children in the Village.

² See also Community Character Box

GOALS ESTABLISHED IN 2009 DOWNTOWN REVITALIZATION PLAN

In 2009, the Village embarked on a planning project aimed at downtown revitalization. The resulting plan, “The 2009 Village of Stamford Downtown Revitalization Plan” concentrates on the downtown area of the Village and offers a vision, goals and strategies specifically oriented to enhancing Stamford’s downtown area. It seeks to help the village preserve and take advantage of its unique historic character and its location in the Catskill Mountains. This plan remains relevant today and this important plan is fully incorporated into this Plan.

The following goals were established in the 2009 Downtown Revitalization Plan, and are restated below to highlight their importance to the Village of Stamford. They are consistent with and incorporated into the other goals established above for this Plan.

1. Make downtown a destination with retail shops and entertainment venues that attract local residents, regional residents, seasonal homeowners, residents of the New York Metro area, and Catskills tourists.
2. Establish year-round recreational and tourism opportunities that build on the existing assets of the Village.
3. Enhance the pedestrian experience by providing improved amenities that include safe and attractive walks, shade trees, benches, easily interpreted signs, and places to engage other pedestrians in conversation.
4. Preserve and enhance the historic character of the downtown buildings.



PLAN ELEMENTS: STRATEGIES AND ACTIONS

The Village of Stamford can implement the following strategies and actions to help meet the goals established in this Plan. Relevant strategies from the 2008 Village of Stamford Comprehensive Plan are carried forward in this Plan. *The strategies recommended in this section are presented in priority order for each goal.*



NOTE ON DOWNTOWN REVITALIZATION PLAN

This Main Street icon can be seen throughout this section. Where it appears, it means that the proposed action described comes from, and is detailed in the Village of Stamford Downtown Revitalization Plan. That revitalization plan includes concept plans, illustrations, and other details that add to the information about the recommendations. This Plan is designed to incorporate in whole, the Downtown Revitalization Plan. When you see this icon, please see Appendix 5 for additional details and information.

1. Reduce the number of blighted and vacant buildings and properties.

a. Objective: Turn abandonment into opportunity, have aggressive code inspection and enforcement, motivate repair and maintenance

- **Explore tax benefits** that may be available to incentivize rehabilitation and upgrading buildings.
- Create mechanisms to ensure that **lenders are accountable for property maintenance**, lawn mowing and snow cleaning during foreclosure processes and that realtors are encouraged to maintain properties when for sale.
- **Create a Vacant and Blighted Property Maintenance and Registration Ordinance.** This will be vital to identify properties, provide contact information for those properties, and help ensure that buildings are maintained, safe, or rehabbed. A Registry should include requirement of a cash bond to secure continued maintenance, foster a vacant building plan (for demolition, securing building, or rehabilitation), set vacant building fees on a sliding scale where fees increase over time left vacant, buyer/seller agreements, exemptions and inspections. A key to success of this will be to create a definition for vacant and blighted properties. The Federal Reinvestment Fund and the National Neighborhood Indicators Partnership (HUD) can be resources for developing data tools and systems to track and address vacant properties.
- Re-look at the current inspection and enforcement system in the Village. **Update Village of Stamford Zoning** Article XXVIII (Violations and Penalties) to ensure the Code Enforcement Officer has the strongest tools needed for enforcement. This section of zoning should have more detail related to certificates of occupancy and building permits, violations/fines, duties of Code Enforcement Officer, construction inspections, stop work orders, filing and appeals, notifications, complaints, record keeping, and enforcement

methods. Compliance orders, appearance tickets, civil and criminal penalties and injunctive relief should all be detailed in this section of zoning.

- **Review current and update, as needed, the Unsafe Building Law** to make it as effective as possible. The current law needs additional tools to ensure property maintenance and protocols on how the village handles it.
- Create a **written pamphlet** (for both print and web) that informs the public on what the criteria under which home could be condemned.
- **Redirect code enforcement resources** to those special instances of vacant and blighted buildings.
- Develop **volunteer programs** that help do building and lot cleanup and make aesthetic improvements such as planting trees, grass, and flowers.
- Create an **ad hoc, ongoing Vacant Property Revitalization Task Force** that includes members from the Village, lenders, Western Catskill Community Revitalization Council, economic development agencies and others to act as a catalyst for changes and tracking progress. There are a variety of programs such as the National First Look Program, Neighborhood Stabilization Program, use of Community Development Corporations, and Land Banks that can help acquiring tax-foreclosed properties. The village should also evaluate participation in the NY Attorney Generals Community Revitalization Initiative and the Neighbors for Neighbors program and the Zombie Property Remediation and Prevention Initiative. Continue to work closely with Western Catskill Community Revitalization Council to move these efforts forward.
- Work with Delaware County and other municipalities to form a **Delaware County Land Bank**. To combat the problem of vacant and abandoned properties, the New York State Land Bank Program permits municipalities to apply for and create land banks in their communities, pursuant to Article 16 of the New York State Not-for-Profit Corporation Law. The primary focus of land bank operations is the acquisition of real property that is tax delinquent, tax foreclosed, vacant and/or abandoned, and to use the tools of the program to eliminate the harms and liabilities caused by such properties. Land banks help communities facilitate the return of vacant, abandoned and tax-delinquent properties to productive use. There is currently no land bank serving Delaware County.
- Assessments between the Village of Stamford and Town of Harpersfield are unequal. Work with the Town of Harpersfield to address this issue and **find equitable solutions to the differences in assessments**.
- Consider creating a **new National Historic District along Main Street** to allow landowners to use the rehabilitation tax credits associated with these districts.

- Create an ‘**early warning database**’ that identifies problems and at-risk properties using tax delinquency, nuisance and enforcement actions, utility shutoffs and foreclosure filings as the data.

2. Increase small business development, job opportunities, and the number of entrepreneurs to revitalize the Village’s economy.

a. Objective: Develop a marketing program for the Village.



- Implement **Stamford Downtown Revitalization Plan** recommendations for marketing actions and ideas.
- **Hire a marketing specialist** to develop and implement a marketing program in the Village. This should capitalize on the Village’s assets such as its charm, grand hotel era, its unique and four-season outdoor recreational opportunities, Catskill history and beauty, Kosher markets, local foods, the Village’s internet/broadband infrastructure, and the local school system. This should be a priority action and should address marketing the Village to tourists, entrepreneurs, families, and new seasonal residents.
 - i. Stamford should consider hiring this marketing specialist via grant funding or as a circuit rider shared with Town of Stamford, Town of Jefferson, Hobart and other nearby places. If shared with the Town of Stamford, this is an opportunity to integrate agricultural economic development and promotion linked with the Village.
 - ii. Any marketing strategy developed should be targeted to both local and visitor audiences. For visitors, marketing should address both print and web/internet and other media to reach all nearby metropolitan audiences.
 - iii. Ultimately, the marketing program should work to brand Stamford as the premier spot in the area for outdoor recreation and heritage tourism. Also, the program should also market the Village as a quality place to live and telecommute.
 - iv. This marketing specialist and program should outline in detail, a full media relations program.
 - v. Use information provided in the Stamford Downtown Revitalization Plan to assist in business recruitment.
- **Review and update the Village Website** and make it a priority to keep this page up-to-date.
 - i. Ensure that the home page is up to date (as of end of June, there were still notices from March 2017 and June 2017 on there).
 - ii. Place a pdf version of this comprehensive plan and all its maps and appendices on the website.
 - iii. Work with the Greater Stamford Area Chamber of Commerce and other organizations to link events and web resources so that there is ability to have one-stop-information so visitors don’t have to go to multiple websites to find activities, events and other

information. The Chamber has a calendar in place, and there is need for an enhanced, single portal for information.

iv. Establish a Village of Stamford social media and enhanced Facebook presence.

- Prepare a **Market NY grant application** for the 2018 or 2019 Consolidated Funding Application round (See box) and apply for a Delaware County Occupancy Tax grant. To prepare for this:
 - I. Form a Market NY grant committee to translate ideas from this plan into one or two fundable projects. Evaluate what options best fit with the State Regional Economic Development Council plan and develop a project plan for Stamford to move forward with.
 - II. This effort should include work with Harpersfield, Stamford, and Jefferson to have a regional approach.
 - III. The committee should develop a detailed budget that outlines expenditures and how the 25% match for this program can be met.
 - IV. Ensure the Village is registered on the NYS Grants Gateway.
 - V. Build support for the idea(s) in the community and among stakeholders and gather letters of support and other evidence the project is needed, desired, and will be successfully carried out.



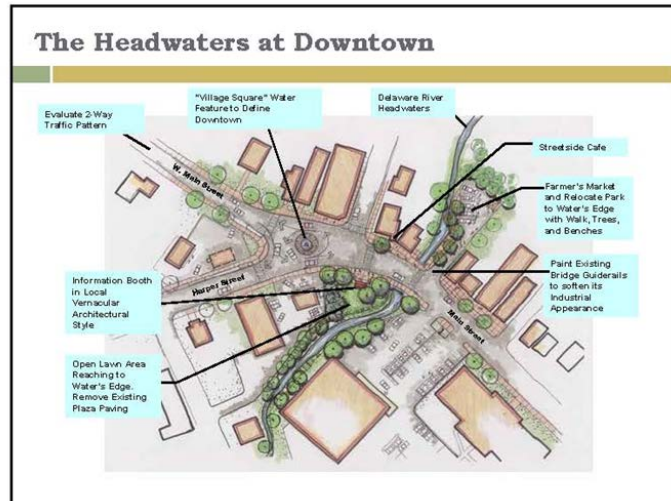
Market New York is a grant program established to strengthen tourism and attract visitors to New York State by promoting destinations, attractions and special events. Funding is available for tourism marketing initiatives, capital/construction projects and the recruitment and/or execution of special events, including meetings, conferences, conventions, festivals, agritourism/craft beverage events, athletic competitions and consumer and industry trade shows. The Market New York program and each funded proposal will work to support the long term strategic plans for economic growth as put forth by the Regional Economic Development Councils (REDCs).

b. Objective: Increase the capacity to host visitors and improve tourism and tourism-related infrastructure such as lodging, restaurants, comfort facilities, lighting, and wayfinding/signage.

- Make **improvements to lighting, streetscapes, signage, and landscaping:**
 - i. Link the trails better with Downtown through wayfinding signage and sidewalks. Kiosks along the trail that identify services and businesses in the Village on Main Street will tie the two together better.
 - ii. Enhance lighting through use of decorative street lights.



- iii. Using the information from the Village of Stamford Downtown Revitalization Plan, work with a landscape architect or other professional to identify wayfinding signage gaps, and develop a unified signage program throughout the Village to help locals and visitors find the many cultural and recreational opportunities. This design should continue onto any web or map-based programs for wayfinding.
- iv. Implement the Village of Stamford Downtown Revitalization plans for enhancement of the River as it crosses crossing at Main Street. It will be important to physically and psychologically connect Main Street with the W. Branch of the Delaware River better so that it becomes a more important positive feature. This project should include enhancing physical and view access to the creek for recreation and providing signs and information that emphasizes the importance of the River locally and regionally. Work with organizations such as Trout Unlimited for ways to enhance fishing access. (See Appendix 5 for additional details on the Headwaters at Downtown concept plan.)



- Work with local businesses to **create lodging/visitation packages** which combine outdoor recreation and lodging coordinated packages. These programs tie together businesses with the many recreational opportunities there are. This could include, for example, a bike rental business, lunch at a local restaurant, and lodging all coordinated. Other ideas include tying shops and art; local foods with farms and culinary programs, or horse farms, lodging and tours.

c. Objective: Increase the numbers of new businesses that are consistent with the goals of Stamford.

- **Update zoning** to ensure that it allows and defines for a variety of small and niche business uses that help landowners fully utilize their properties. For example, allowing properties to be used as wedding reception locations may be very advantageous to grow that economic segment.
 - i. Have zoning capitalize on need for more restaurants and lodging, wedding receptions and other similar events and ensure such uses are consistent with residential neighbors and neighborhoods.
 - ii. Ensure zoning allows for bed and breakfast inns, country inns, hotel/motel, and “Air BnB” type uses.

- iii. Add microbrewery and distillery to the list of allowed uses in the Village Center district but ensure that standards require proof of adequate water availability for those activities.
- iv. Establish commercial design standards to ensure that new buildings are built to be consistent with and celebrate the unique character of the Village.



- In the short-term, business recruitment activities should **focus initial economic development activities on recreation/tourism/heritage, natural tourism businesses, and small or niche businesses** and those activities that support them. Marketing plans and economic development incentives and other programs designed to attract and retain businesses should have an initial focus on those types of businesses. This should be organized by a Main Street Manager. See also Downtown Revitalization Plan for additional information on economic development activities.
 - i. Work with a land bank or Community Development Corporation to initiate a heritage tourism program where these organizations would buy vacant or foreclosed properties and sell to recreation-based businesses for very low cost or to rent for very low rents. This would be an incubator program targeted to recruit the kind of businesses desired and appropriate for Stamford, especially restaurant, lodging, small business, and outdoor oriented support businesses. Such a program could also be used as an incentive program for first time homebuyers.
- **Inventory vacant parcels** available within the Village for commercial development and make the list widely and easily available to potential buyers. Use of this information should also be part of the marketing plan discussed above.
- **Institute new bike-oriented programs.**
 - i. Become a member of the League of American Bicyclists - Bicycle Friendly Community program and work with other Delaware and Schoharie communities to implement programs to meet their criteria. To become a 'certified' bicycle friendly community, certain actions must be taken and criteria met. These criteria include having bicycle facilities on higher speed roads (such as bike lanes or shoulders appropriate for biking), on and off-road facilities, bicycle education in schools, some share of local transportation budget spent on biking projects, hosting a Bike Month and Bike to Work Events, having an active Bicycle Advocacy Group and Advisory Committee; ensuring that local laws are bicycle friendly; and having a bike plan in place. These steps are not likely to be able to be accomplished by Stamford alone, but with multiple communities involved, it could be very feasible. Being identified through the League as a bike friendly community could be a valuable tool to market and attract bike tourism to the area, and would add Stamford to their national database and website.
 - ii. Develop a bike-share program. The popularity of bike-share programs has risen in recent years thanks to their success with connecting residents and tourists with local businesses. Bike share programs aim to attract new individuals to the area and to

showcase the assets of the Village. This may be an appropriate idea for funding from the Market NY program.

d. Objective: Develop economic development capacity and programs to retain and attract new businesses.



- **Use the market analysis included** in the Village of Stamford Downtown Revitalization Plan to provide economic data that can be used to support economic development activities. This information identifies market opportunities and will be vital to use for business recruitment.
- **Work with SCORE, Northeast** to obtain business development advice for local businesses, and to link local businesses with a trained mentor.
- Consider **establishing a Business Improvement District (BID)** to facilitate and fund needed improvements on Main Street. A BID is a defined area within which businesses are required to pay an additional tax (or levy) to fund projects within the district's boundaries that benefit their business climate. The BID is often funded primarily through the levy but can also draw on other public and private funding streams. These districts typically fund services which are perceived as being those not able to be adequately performed or funded by government with its existing tax revenue. The services provided by BIDs are supplemental to those already provided by the municipality. It is recognized that many of the small businesses on Main Street may not be able to pay additional taxes, but in many locations BID's have had many successes and this is an option to be considered as an economic development tool.
- **Use a non-profit economic development organization** to research, develop and implement economic development programs on behalf of the Village. Revitalizing the Greater Stamford Area Trust to serve in this role may be advantageous. The Margarettville Arkville (MARK) project in Arkville and Roxbury is a good model for success. It is a rural preservation company (like Western Catskills) and serves that location in a comprehensive manner including economic development. A local economic development organization can advise the Village Board in ways to promote a supportive and innovative business environment to promote the economy and job creation. While this can be a volunteer organization, long-term the highest success will come when there is at least a part time person to direct entrepreneur and small business development. It is feasible this person could be a shared staff person with another nearby community. Some of the programs that the Village and a Community Development Corporation should consider for Stamford include the following:
 - i. Work with Chamber of Commerce and others to offer ongoing one-on-one business coaching, mentoring, and business planning for start-up companies.

- ii. Create a guide to starting and growing businesses in the Village of Stamford. This guide should outline local resources, permitting and zoning, tax policies, and steps to get loans in the area.
- iii. Seek funds to offer incentives. Build on Stamford’s NY Main Street grants to accomplish more. This could include façade improvements programs, new business startup funds, tax reductions for building rehabilitation, PILOT (Payment in Lieu of Taxes) agreements, and others. Consider seeking grant funds through the New York Main Street Program. Consider orienting incentive programs to those businesses supportive of the tourism industry such as restaurants, lodging, bike/canoe rental, outdoor recreation tours, etc.
- iv. Implement the National Trust for Historic Preservation’s Main Street Program. See Appendix 1 for more information about this program. Stamford does not have to reinvent the wheel for main street revitalization work. The Main Street Program has a long and proven successful track record and the tools are there for Stamford to take advantage of.
- v. Long-term work towards having the capacity to have a Main Street manager who is available to recruit, support, and retain businesses in the Village.

SCORE is a nonprofit association dedicated to helping small businesses get off the ground, grow and achieve their goals through education and mentorship. They have been doing this for nearly fifty years. SCORE is supported by the U.S. Small Business Administration (SBA), and a network of 11,000+ volunteers. They provide their services at no charge or at very low cost.

SCORE also provides local workshops and events throughout the country to connect small business owners with the people and information they need to start, grow, and maintain their businesses, as well as online workshops available 24/7. SCORE provides resources, templates and tools to assist entrepreneurs in developing tools and plans they need to navigate their way to small business success.

Founded in 1964, SCORE is headquartered in Herndon, VA and has over 340 chapters throughout the United States and its territories.....the Northeast NY Chapter serves 11 counties and has offices in Albany, Clifton Park, Glens Falls, Malta, Saratoga Springs, Schenectady, Schoharie and Troy.

- Work to increase shuttle service between the Village and Oneonta. Also, work to find innovative mechanisms to bring downstate visitors to Stamford area. This could include buses or special Uber services between New York City and Stamford.

3. Ensure continuation of and adequate access to health care.

- **Work with Bassett Healthcare** to help secure grants to expand health care provision in the Village. To aid in this effort, Stamford could:
 - I. Secure the support of the community.
 - II. Form a recruitment and retention committee
 - III. Discuss with Bassett budgeting options for the retention of health care providers in the Village.
- **Work with and support local, county and State law enforcement officials** and their efforts to address the on-going drug problem in the area. Advocate with elected officials at all levels for increased drug treatment programs to be available to Stamford residents. Communicate and coordinate with the State Police and County Sheriff on programs to address the issue.
- **Encourage senior housing** in the Village and provide nearby health care services.
- **Aid recruitment of health care workers** to live and work in the Village by offering marketing materials highlighting assets of and quality of life in Stamford, and work to find incentives to attract such personnel here. This may include a program that helps provide for the living requirements for health care providers working in the Village.

4. Improve streetscapes and pedestrian opportunities in the Village, especially on Main Street.

Objective: Repair and extend sidewalks.

Objective: Implement recommendations included in the Village of Stamford Downtown Revitalization Plan.

- **Create a capital improvement plan** that includes a 5-year rolling plan for:
 - addition of new sidewalks,
 - repair of existing sidewalks, and update old brick pavers,
 - new connections between sidewalks and trails in the Village,
 - Maintenance of village-owned recreational facilities.
 - Upgrading of village-owned recreational facilities as outlined in this Plan,
 - Include funding for the façade and beautification efforts outlined in this Plan, and
 - street repair and ongoing maintenance.
- Implement the recommendations contained in the Village of Stamford Downtown Revitalization Plan related to sidewalks and streetscapes (see Appendix 5). As an immediate step, Stamford should appoint a Main Street Revitalization Committee to begin steps to fund and implement these recommendations. This group should a) determine which of the recommendations in the Downtown Plan are priorities, b) preparing additional Main Street NY or other New York State grant application to fund priority projects, c) involve businesses and other stakeholders in



support of the project including assistance with any grant match requirements (in-kind or other funding), and d) pick one or two doable and highly visible projects to start with.

- These recommendations include:
 - Wayfinding signage on Main Street
 - Gateway improvements
 - Design guidelines to address landscaping, architecture, building placement, and signage
 - Pavement improvements along with crosswalks, street furniture, roadway lighting improvements, and tree planting
 - Improvements to redevelop the Delaware River crossing at Main Street to enhance this important feature
 - Upgrades to Veterans Park
 - Create directional map at Routes 10 and 23 to direct traffic to Main Street and place a kiosk downtown to highlight businesses and points of interest.

5. Preserve small-town character while enhancing the aesthetic appeal of Stamford.

Objective: Update zoning so that development rules offer more clarity of design expectations.

Objective: Implement recommendations included in the Village of Stamford Downtown Revitalization Plan.

- **Amend zoning** to offer more clarity related to design expectations and standards, but in a manner that doesn't discourage business development.
 - I. Reconsider the functioning and boundaries of the Main Street Overlay district in the Village. Currently the map does not match with the text of the zoning. The map shows only a few parcels included in the Main Street Overlay district, but the text indicates that it includes all properties with frontage on Main and Harpersfield. If the overlay is for all properties along Main and Harpersfield, then consider removing the MS Overlay and just incorporating all the requirements of that overlay district into the Village Center District.
 - II. Enhance the existing Main Street Design Guidelines with additional standards and illustrations. This is especially important to clarify design expectations. It is also a way to specify the particular architecture that is expected to be preserved or emulated in new development. There is need to be more specific in these guidelines. Consider adding additional main street design standards into zoning (see Appendix 2). Take pictures locally to show what structural features the Village wants to emulate in new buildings including windows, doors, roofs, fenestrations, window treatments, and signs. Design standards should encourage Colonial, Federal, Victorian and Adirondack styles.
 - III. Update the Open Space District (OS) to allow for cemetery use. Currently that is not in the list of permitted uses, but that is what the OS District is used for now.
 - IV. Consider changing setbacks for the Village Center district to establish a maximum front setback. Currently it establishes a minimum front setback, but to avoid a 'gap tooth' look, it will be important to establish a maximum setback. This will ensure that future building in

this location preserves the traditional shallow setback and ‘build-to’ line. Further, the existing setbacks of structures on the northern side of Route 23 is in many places, different than that on the southern side of the street, and the zoning should reflect rules that maintain that development pattern. The Village could also establish a build-to line that would serve to ensure that new buildings maintain the same line for where buildings are located.

- V. Update parking rules to ensure that new parking lots are built to the side or rear of new buildings. Allow flexibility in parking requirements to allow for on-street parking and shared use of parking lots.
 - VI. Update zoning to make sure it is written in plain English with clear definitions, procedures, and standards able to be easily understood by all parties. Update and expand definitions. Clarify how the zoning is applied to different uses and circumstances.
 - VII. Update zoning or adopt a separate local law to address demolition of buildings. This will ensure that when demolition must occur, the parcel is left in an acceptable condition that is safe, free of debris, and aesthetically pleasing and planted with grass.
 - VIII. Add a ‘change in use’ section into the zoning that requires a site plan review when a change of use occurs. With this, the Village can ensure that new uses are reviewed and current zoning requirements met.
- See Appendix 5 for additional information on the concept plans discussed in the **Downtown Revitalization Plan**. Concepts to be implemented include:
 - I. Headwaters at Downtown Improvements (the intersection of Harper, Main and River Streets)
 - II. Gateway improvements (4 gateways identified in Downtown Plan are a) intersection at Lake Street and West Main Street, b) intersection of Lake Street and Harper Street, c) Main Street and S. Delaware Ave., and d) Main street at the office/commercial park.
 - III. Veterans Park improvements
 - IV. Catskill Scenic Trail improvements

6. Preserve historic architecture and promote the historic resources of the Village.

- Seek funds to establish a **façade improvement program**. This would be a no or low interest loan for property owners to improve facades and restore historic features. Façade improvement programs are incentive programs created to encourage property owners and businesses to improve the exterior appearance of their buildings and storefronts. They focus on either commercial or residential properties in historic or non-historic areas and provide financial incentives such as a matching grant or loan, a tax incentive, and design assistance. Although it may seem to be a minor aspect of an improvement program, design assistance enables and helps ensure that building modifications comply with any design guidelines developed specifically to enhance buildings in the area.

- **Promote preservation and knowledge of the history** of Village. This action can be carried out in many ways including:
 - I. Develop written materials that interpret and celebrate Stamford’s history in print and on website(s).
 - II. Organize and support additional events and festivals focused on the history and historic places.
 - III. Develop a historic house and building tour.
 - IV. Develop a historic walking tour with interpretive guides. (See Village of Altamont as an example). Create a companion online app as a guide.
 - V. Create a GIS StoryMap about historic preservation in the Village. This involves the community in identifying, photographing, and mapping historic resources via a GIS database. It showcases historic preservation and recognizes the need for citizens to be involved in their community for efforts to be successful.
- As a long-term goal, use the data, maps, vision and goals of this plan and fine tune them through development of an **Historic Preservation Plan**. This plan would be more detailed in specific historic resources and action steps plans to protect them. It should incorporate information from the 1981 Historic Preservation Plan developed by Jane Langer. Such a plan focuses specifically on making history, heritage, and historic character strong building blocks for revitalization, growth, tourism, and job creation. Such a plan should evaluate the effectiveness of existing actions and make recommendations for their improvement or expansion. It should also outline additional policies and actions for identifying, protecting, enhancing, and promoting the community’s historic and cultural resources. The historic resource inventory described above is an important component and first step to completing a historic preservation plan.
- Promote use of **historic preservation easements**. Work with owners of historic structures to protect a building through use of an historic preservation easement. This tool can provide significant protection from future development. An easement is a voluntary legal agreement, usually executed as a deed, that permanently protects the specified place. An easement donation may also provide tax benefits for the landowner and may make it more attractive to rehabilitate or preserve. The Village could also explore historic façade easements to protect the front of buildings.
- **Expand the existing Churchill Park Historic District or establish a new National Historic District** on Main Street. To initiate this process, seek funding from NY Preservation League to implement a village-wide inventory of historic resources. They offer grants up to \$10,000 for inventory projects and then support nominations for new or expanded historic districts. Expansion or creation of a new national register historic district could greatly benefit landowners by helping them become eligible for tax credits for rehabilitation.

7. Increase access to and use of recreational and community resources in the Village.

- **Create a recreational capital improvement plan** that outlines the specific projects needed for each recreation area, budgets, and methods to fund these long-term. This can be developed by and then implemented over time with help of a recreation improvement committee.
- **Increase access to and use of recreational and community resources** in the Village. Increasing the number of people coming to the Village for recreation should be the prime focus. The Village should appoint a standing committee to enhance recreational resources. This effort should be guided by a long-term facility and capital improvement plan, and aggressive grant writing to fund these projects. The Village has a vast diversity of outdoor recreational opportunities that are underutilized. Combined with marketing the Village and creation of new events to get people to come and use Stamford’s facilities can be enhanced with the following projects:

vi. Develop new parking and year-round toilets near trails. This may be an appropriate idea fundable through the Market NY program.

vii. Place bike racks on Main Street to encourage bikers to shop and use downtown businesses. Explore “People for Bikes” programs and grants to fund this. Place an emphasis in marketing programs on attracting mountain bikers to the Village. Work with transportation-related businesses and entrepreneurs to find innovative ways to bring people from urban areas to the Village for biking (example Ubers with bike racks).

viii. Provide better and coordinated signage identifying recreational opportunities in the Village. Strategically place signs, such as on the Mt. Utsayantha trail just after the cemetery, and at Rexmere Ponds. Develop a unified

wayfinding/sign program to advertise and direct people to the various recreational resources in the Village. This should be coordinated with online maps and apps.

ii. Apply to NYSDA to purchase and install solar powered lights for the basketball court and skating rink.

Stamford's Incredible Recreational Assets

- 
- HEADWATERS TRAILS
 - CATSKILL SCENIC TRAIL
 - MOUNTAIN BIKING
 - MT. UTSAYANTHA/HANG GLIDING
 - BASKETBALL, TENNIS, FIELD SPORTS
 - FISHING
 - CATSKILL MOUNTAIN SCENERY
 - SKIING
 - SNOWMOBILING
 - PERMANENTLY PRESERVED FORELANDS
 - CANOE/KAYAKING
 - GOLF

- ix. Support and find volunteer help to enhance the Catskill Scenic Trail and Headwaters Trails.
 - x. Create online maps and digital applications that link trails and other recreational resources with local businesses.
 - xi. Provide new lighting along the rail trail as it passes through the Village. Lighting is also needed at the end of River Street.
 - xii. Provide long-term maintenance of trails on Mt. Utsayantha. Develop a long-range plan for this property.
 - xiii. Work with DEC to stock Rexmere Ponds and then promote the Village as a fishing destination.
 - xiv. Connect trails to sidewalks as described in this Plan.
- Develop pedestrian opportunities via sidewalk and pathways, along with a nature park on **Buntline Drive**. This is a location that can offer unique outdoor recreation not available at other existing park facilities.
 - Develop **a community center at Rexmere property** and have more community events (movies, theater, dance), has good canoe/kayak access and trails maintained for snowmobiles. Has parking with Route 23 access that can be improved.
 - **Add camping/campgrounds as a use allowed** with a special use permit or as an overlay district in the Village to take advantage of ways to bring more people to the Village. Zoning should establish campground development standards that would ensure that such uses do not adversely affect the environment or the residential nature of the Village. There should also be a requirement that any campground must also have strong pedestrian connections to trails and sidewalks to Downtown.

8. Promote a variety of housing opportunities for all ages and income levels.

- Develop **first-time homebuyer program(s)** with organizations such as the Western Catskill Community Revitalization Council.
- Publicize and encourage participation in **housing related programs offered by the** Western Catskill Community Revitalization Council to purchase and rehabilitate homes. Access home programs and other housing rehabilitation grants WCCRC may have.
- **Update zoning** to:
 - allow for in-law or accessory apartments as a specially permitted use.
 - allow for condominiums and townhouses to promote more upscale residential units attractive to more mid to high level income residents.
 - Address mobile home use in R1 and other locations in the Village. Update the mobile home park requirements by grandfathering all existing parks and individual homes that exist but prohibit expansions of such parks. Allow for single wide mobile homes in mobile home parks.

- Address use of ‘tiny houses’ in the Village zoning law by defining and determining if or how they are to be permitted.
- Ensure that **all housing types are allowed** in the Village in appropriate districts including single and two-family, multi-family, townhouse, and accessory apartments.
- Work to institute **housing-related innovations** that help increase affordability. This could include such measures as ensuring roof mounted solar panels are a permitted use and ground mounted panels are also allowed with minimal development standards (setbacks, height, etc).
- Work with owner/operators to find ways to **expand Robinson Terrace/Senior living**. Addition of nursing support would fill a need in the Village.

9. Increase community pride and sense of community.

- Participate in **annual neighborhood clean-ups**. Support the Rotary Club ‘Adopt-A-Highway’ efforts. Partner with a Keep America Beautiful affiliate during the “Great American Cleanup” held each spring or “America Recycles Day” (on November 15), or participate in a community or school initiative to create litter-prevention awareness. Also, work with SVIA to support year-round cleanup programs. Ongoing Consider “Adopt-a-School”, “Adopt-a-Highway” or other “Adopt-a-Spot” programs sponsored by Keep America Beautiful affiliates or state and local groups. Engage village businesses to participate in litter-prevention activities by recruiting local businesses to join a litter-prevention or cleanup event.
- Work with local fire departments to **recruit new members** and offer incentives for long-term service.
- Promote the **Delaware Inn as artisan center** along with use as a veterans outreach center.





- Work with the Stamford Village Improvement Association to encourage them to take on more **Main Street beautification programs**. They can also take leadership to implement portions of the Downtown Revitalization Plan. Place historic plaques to designate historic locations in the village. Along with this, develop a recognition program for homes and businesses that restore their buildings and facades. These could be programs organized by the Stamford Village Improvement Association or the Stamford Historical Society.
- Create an **automatic email and phone notification** system from Village to residents
- Sponsor **leadership development and youth entrepreneurship training** programs in the Stamford School District to help retain young people in the area and engage them in future leadership roles.
- Every effort should be made to **use the Rexmere property** for the best use of the Village. There are a variety of options recommended for this property including use as a community center, but there are opportunities for a variety of mixed uses that combine residential, community use, and recreation. To determine the best use or uses for that property, the Village should do a redevelopment plan for it. Any such plan should have a local committee coordinating the planning, public input to identify the opportunities, and articulate who would develop, operate and pay for such improvements or development.

10. Ensure up-to-date and improved infrastructure.

- Add new landscaping elements in the present gaps (former building locations) on Main Street to create and reinforce the sense of a common setback/build-to line.
- Ensure New York State DOT road and bridge improvements in the Village are designed and constructed in a manner that maintains the small-town and traditional village character of Stamford.
- **Concentrate on sidewalk repairs/maintenance** and then development of new sidewalk sections to link with areas that currently have no sidewalks. This is especially important to increase the walkability of the Village for everyone, but especially for seniors.
- The Downtown Revitalization Plan outlines several **critical sidewalk and pathway links** that need to be made with additional/improved sidewalks. These are:
 - School to Downtown
 - Catskill Scenic Trail to Park and Downtown
 - Park to Main Street
 - Park to Tops/Western Catskills and Villages parking lots
 - Downtown to various attractions in surrounding area, including:
 - Mt. Utsayantha
 - Archibald Field

- Oorah Jewish Camp with access to Headwaters Trails
 - Stamford Golf Club
 - Trailheads of various hiking and walking trails
 - Surrounding community
- Place green **buffer strips along Main Street** with places for street trees.
 - Improve Main Street with **properly sized sidewalks** on both sides of the street with designated crosswalks.
 - Involve DOT in **finding solutions to the challenges at the Route 10/23** intersection. For any project proposed at or near the intersection, or that would add traffic volume to Route 10 or 23, the Planning Board’s review should include a traffic impact analysis. Site Plan and SEQR evaluations should consider instituting traffic calming methods to mitigate increased traffic volumes that may result from new projects.
 - Develop an annexation policy for the Village. This policy should outline expectations for expanding infrastructure to new locations outside the Village and criteria for annexation to ensure increased tax base and enhanced ability to grow.

11. Conserve environmental resources in the Village and region.

- **Work with the Town of Jefferson** to evaluate land uses within the Village’s well-head protection area to ensure that land uses there are consistent with maintaining water quality.
- **Add the Floodplain Overlay Map to the Zoning Law** and update the zoning to reflect that all development of properties in the floodplain must meet requirements of Local Law #1 of 2016 (Flood Damage Prevention). This is not adequately referenced in the zoning law.
- **Incorporate use of green infrastructure in capital improvements in the Village** as well as in new developments that come to Stamford (See Box). Stamford can work towards being a model green community in the Catskills.

Green Infrastructure (GI) is the incorporation of green, or natural, elements into the built environment to enhance the management of water sources. Examples include maintenance of urban tree canopies, rain gardens, planter boxes, bioswales, buffer strips, constructed wetlands, riparian zones and green roofs. GI helps reduce the volume of excess stormwater by allowing surface runoff to infiltrate, rather than run off land. GI can also promote a reduction in land surface temperatures through evapotranspiration.

- Work to **increase energy-efficient and resilient buildings**. Help the public to understand state, utility, and federal energy efficiency programs.
- Re-engage efforts to be a **Tree City USA**. Develop a tree planting and maintenance program with a goal of having 40% tree canopy in the Village in 10 years.

- Pursue grants that would help with **brownfield remediation**.
- Consider **updating zoning** to allow for use of solar panels on roofs as permitted uses, and on ground-mounted structures with a site plan review.
- Consider becoming a **Climate Smart Community**. See Box.

NYS DEC Climate Smart Community Program

Step One - Take the Climate Smart Communities Pledge to join the network.

By taking the Climate Smart Communities Pledge, your community expresses its commitment to taking action on climate change and becomes a Registered Climate Smart Community. Becoming a member of the Climate Smart Communities (CSC) program is free and voluntary; there are no fees or legal requirements.

Registered and Certified CSCs who apply for funding from the Climate Smart Communities Grant Program receive more points in the scoring process compared to applicants who are not members of the CSC network. The CSC Program is one of the few places where local governments can find free technical support that is tailored to the needs of New York State communities.

Take the CSC Pledge and become part of this dedicated group of municipal leaders who have committed to the following objectives:

- Reduce greenhouse gas emissions (GHGs)
- Save taxpayer dollars
- Increase energy security and reliability
- Build resiliency to the impacts of climate change Advance community goals for public health and safety Support a green innovation economy.

Step Two - Move toward certification by reducing GHGs and taking action to protect your community.

The CSC Certification Program helps organize and guide municipal action on climate change. The resources and priorities laid out in the CSC Certification Program Guide to Local Action can help your community design a customized strategy to address key local concerns.

The CSC Certification Program recognizes more than 130 actions to choose from when your community works toward certification. A path to certification can come with economic benefits, improved emergency preparedness, expanded community participation, and the knowledge needed to allocate resources wisely.

The Office of Climate Change administers two funding programs for municipalities under Title 15 of the Environmental Protection Fund, "Climate Smart Community Projects." Funding is available from the Climate Smart Communities Grant Program for a variety of climate adaptation, mitigation and certification actions. Funding is also available through the Municipal Zero-emission Vehicle (ZEV) & ZEV Infrastructure Rebate Program for clean vehicles and for infrastructure to recharge or refuel clean vehicles.

- Encourage new housing developments and building to **incorporate onsite renewable energy sources**. This will reduce environmental impacts and reliance on the electrical grid.
- **Protect undeveloped steep slopes** by establishing development standards in the zoning law that prevents development on steep slopes that are greater than 20%.

12. Maintain our quality school and increase the number of families and school aged children in the Village.

- Strive for stable **School Superintendent and faculty longevity**.
- Encourage participation in the Delaware County Youth Bureau's **Summer Youth Employee Program**.
- Encourage **on-going connections and communication** between the school and the community.
- Find ways to **involve students in local businesses** through programs such as a local business intern program.

IMPLEMENTATION

Implementing the Comprehensive Plan will require a series of Village Board policy decisions, program initiatives, and coordination with local, county, regional and state organizations and agencies. Some actions recommended in the Plan will also require funding.

Success will be based on setting the right priorities and allocating scarce resources – people and funding – to the most important priorities. Each strategy suggested in this Plan represents a specific type of action that the Village can take. These types of actions range from

- Capital Improvements—any action that results in an investment and improvement in property, structures, equipment, staff or other related items;
- Administrative Actions—any action that results in enhanced administration of Town functions; and
- Establishment of programs and policies —any action that results in establishment of a plan, activity, committee, proposal, or action.

PRIORITY ACTIONS FOR VILLAGE BOARD

1. Coordinate Implementation

The Village Board will direct work to be done in the future. However, other groups and agencies should be called upon to assist the Board when needed. Other boards, organizations, or individuals that can assist the Village Board in implementation include:

- The Planning Board (PB)
- Village Department of Public Works (DPW)
- Delaware County (DW)
- Stamford Village Improvement Association (SVIA)
- Western Catskill Community Revitalization Council (WCCRC)
- Tree Committee TC)
- Other local organizations identified in this Plan (Org)
- New committees to be formed by the Village Board. These include:
 - Recreation Plan Committee (RP)
 - Capital Improvements Committee (CI)
 - Comprehensive Plan Implementation Committee (CIP)
- Professional advisors such as attorney, engineer, or planner, and other organizations and agencies such as Soil and Water Conservation District, Natural Resource Conservation Service, and the Catskill Center (P)

2. Establish an Implementation Committee

The Village Board should appoint members to a Comprehensive Plan Implementation Committee to move the actions recommended in this Plan forward. This committee should be composed of a diverse group of representatives of elected and appointed officials, citizens, businesses, organization representatives, and landowners to help guide implementation of the plan.

All committees will be under the auspices of the Village Board, which has the ultimate authority to accept, approve or fund a project. When appointed, the Village Board should establish goals for the implementation committee, identify priority projects to work on, as well as time frames, reporting expectations, and funding (if needed).

3. Review and Update This Plan Every Five Years.

To be effective, this plan needs to stay current with the needs and issues facing Stamford. To this end, the Village Board should review this plan every five years, identify new issues to be addressed, determine if any change in direction or action is needed, and reaffirm the plan as up-to-date, as per New York State Village Law 7-722.

4. Start Work on Priority Actions

Based on input from the community and the Comprehensive Plan Steering Committee, the following strategies have been identified as top priority for implementation. These are highlighted in the table below and should be considered the first set of strategies to concentrate on in the first year or two after adoption of this Plan.

1. Explore tax benefits that may be available to incentivize rehabilitation and upgrading buildings.
2. Implement marketing components of the Stamford Downtown Revitalization Plan. Use the marketing analysis included in the downtown plan to aid in this effort.
3. Make improvements to lighting, streetscapes, signage, and landscaping as outlined in the Stamford Downtown Revitalization Plan.
4. Update zoning to define specifically and allow for a variety of business uses including restaurants, lodging, wedding/event uses, microbrewery, etc.
5. Work with Bassett Healthcare to improve access to health care and health care providers in the Village.
6. Create a capital improvement plan to aid in the long-term planning and budgeting of capital improvements outlined in this Plan. Of critical importance is to focus on recreationally-based capital improvements as those are critical for both quality of life of residents and to enhance visitation and tourism.
7. Amend zoning as per recommendations in this Plan to offer more clarity in design and site layout expectations.
8. Seek funding to establish a façade improvement program to preserve historic architecture in the Village.
9. Develop a first-time homebuyer program with Western Catskills.
10. Participate in and facilitate annual neighborhood clean-up programs.;

11. Add new landscaping elements in the present gaps on Main Street as per the Downtown Revitalization Plan.
12. Develop a well-head protection study for lands around the Village reservoir to ensure long-term protection of Village water supply quality and quantity.
13. Work with the School District to assist in promoting Stamford as a quality village to retain and attract school staff.

5. About the Implementation Chart

The following chart provides a summary of the all the actions recommended in this Plan. The chart also includes other useful information according to the following list:

- Regulatory (R): Any action that results in the development of new or amendment of existing land use related laws in the Village. This typically refers to zoning, site plan review, or subdivision laws.
- Administrative (A): Any action that results in enhanced administration of village functions.
- Policy and Program (P): Any action that results in establishment of a plan, activity, committee, proposal, or similar items.
- Capital Improvement (C): Any action that results in an investment and improvement in property, structures, equipment, staff or other similar items.
- Volunteer Committee Appointment (VC): Any action that requires the Village Board to form a new committee, outline specific tasks of that committee, and recruit members.

The table includes possible lead agencies or entities as well as organizations, which might assist in implementation. The top priority strategies are highlighted in **GREEN**. The second-tier priority items are highlighted in **Yellow**.

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
Reduce the number of blighted and vacant buildings and properties.				
Objective: Turn abandonment into opportunity, have aggressive code inspection and enforcement, motivate repair and maintenance				
	Explore tax benefits that may be available to incentivize rehabilitation and upgrading buildings.	CIP, VB	DC, CIP, Preservation League of NY	P
	Create mechanisms to ensure that lenders are accountable for property maintenance.	CIP, VB	Local Banks	P, A, R
	Create a Vacant and Blighted Property Maintenance and Registration	VB	P	R
	Update Village of Stamford Zoning	VB	PB, DC, P	R
	Review and update the Unsafe Building Law.	VB	P	R
	Create written materials on what the criteria under which home could be condemned.	VB	CEO	P
	Redirect code enforcement resources to blighted buildings	CEO	VB	A
	Develop volunteer programs that help do building and lot cleanup	SVIA	CIP	VC
	Create an ad hoc, ongoing Vacant Property Revitalization Task Force	VB	New Committee	VC
	Work with Delaware County and other municipalities to form a Delaware County Land Bank.	VB	WCRRC, DC	P
	Request revaluation of Harpersfield to 100% assessment.	VB	Assessors	A
	Create new National Historic District along Main Street	VB	Landowners, Preservation League, P	P

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
	Create an “early warning database” for vacant properties	VB	CEO	P
Increase business development, job opportunities, and the number of entrepreneurs to revitalize the Village’s economy.				
Objective: Develop a marketing program for the Village.				
	Implement marketing components of the Stamford Downtown Revitalization Plan	Marketing Specialist	VB, CIP, P	P
	Hire a marketing specialist	VB	CIP	P
	Review and update the Village Website	VB	ORG	P, A
	Prepare a Market NY grant application	Marketing Specialist	DC, VB, P	P
Objective: Increase the capacity to host visitors and improve tourism and tourism-related infrastructure such as lodging, restaurants, comfort facilities, lighting, and wayfinding/signage.				
	Make improvements to lighting, streetscapes, signage, and landscaping as per the Downtown Revitalization Plan	VB	DPW, SVIA, CI, P	C, P
	Work with local businesses to create lodging/visitation packages	CIP	ORG	VC
Objective: Increase the numbers of new businesses that are consistent with the goals of Stamford.				
	Update zoning	VB	PB, P	R
	Inventory vacant parcels so they can be identified for new uses	CEO		A
	Institute new bike-oriented programs.	CIP	ORG	P
Objective: Develop economic development capacity and programs to retain and attract new businesses.				
	Use the market analysis included in the Downtown Plan	Marketing Specialist		P

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
	Work with SCORE, Northeast to obtain business development advice.	ORG		VC, P
	Consider a Business Improvement District (BID) to facilitate and fund needed improvements on Main Street.	VB	P	R
	Reinvigorate the Greater Stamford Area Trust to serve as a non-profit economic development organization for the Village.	VB		P, VC
	Work to increase shuttle service between the Village and Oneonta.	VB	DPW, ORG, DC	P
Ensure continuation of and adequate access to health care.				
	Work with Bassett Healthcare	CIP	ORG, Bassett	VC
	Work with and support local, county and State law enforcement officials for drug abuse programming	CIP	DC, Law Enforcement	P
	Encourage senior housing	CIP	WCCRC	R, P
	Aid recruitment of health care workers	CIP	Bassett	VC
Improve streetscapes and pedestrian opportunities in the Village, especially on Main Street.				
Objective: Repair and extend sidewalks.				
Objective: Implement recommendations included in the Village of Stamford Main Street Plan.				
	Create a capital improvement plan	VB	P, CI	C
	Implement recommendations in the Downtown Revitalization Plan	VB	CI, ORG, OTHERS	C
Preserve small-town character while enhancing the aesthetic appeal of Stamford.				
Objective: Update zoning so that development rules offer more clarity of design expectations.				

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
Objective: Implement recommendations included in the Village of Stamford Main Street Plan.				
	Amend zoning	VB	PB, P	R
	Implement concept plans discussed in the Downtown Revitalization Plan.	VB	CI, ORG, OTHERS	P, C
Preserve historic architecture and promote the historic resources of the Village.				
	Seek funds to establish a façade improvement program.	VB	CI, P	P, C
	Promote preservation and knowledge of the history of Village.	ORG		VC, P
	Develop an Historic Preservation Plan.	CIP	VB, P	P
	Promote use of historic preservation easements.	CIP	P, Preservation League	P
	Expand the existing Churchill Park Historic District or establish a new National Historic District on Main Street.	VB	Landowners, Preservation League, P	P
Increase access to and use of recreational and community resources in the Village.				
	Create a recreational capital improvement plan	VB	RP, CI	P, C
	Increase access to and use of recreational and community resources	RC		P, VC
	Develop pedestrian opportunities via sidewalk and pathways, along with a nature park on Buntline Drive.	VB	CI	C
	Develop a community center at Rexmere property	RI	CI, VB	C
	Add camping/campgrounds as a use allowed with a special use permit or as an overlay	VB	PB, P	R

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
Promote a variety of housing opportunities for all ages and income levels.				
	Develop first-time homebuyer program(s) with Western Catskills	WCCRC	VB	P
	Update zoning to promote all types of housing	VB	PB, P	R
	Work to institute housing-related innovations that help increase affordability.	CIP		P
	Work with owner/operators to find ways to expand Robinson Terrace/Senior living.	CIP		P
Increase community pride and sense of community.				
	Participate in annual neighborhood clean-ups.	SVIA	ORG	VC, P
	Work with local fire departments to recruit new members and offer incentives for long-term service.	VB	ORG	VC
	Promote the Delaware Inn as artisan center along with use as a veteran's outreach center.	Marketing Specialist		P
	Work with the Stamford Village Improvement Association to encourage them to take on more Main Street beautification programs.	VB	SVIA	C
	Create an automatic email and phone notification system from Village to residents.	Village Clerk		P
	Sponsor leadership development and youth entrepreneurship training	CIP	DC	P
	Every effort should be made to use the Rexmere property	RC	vb	P

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
Ensure up-to-date and improved infrastructure.				
	Add new landscaping elements in the present gaps on Main Street	CI	VB, TC	C
	Work with NYS DOT to ensure road and bridge improvements are done in a manner consistent with Village character.	DPW	DOT, VB	C
	Concentrate on sidewalk repairs/maintenance. The Downtown Revitalization Plan outlines several critical sidewalk and pathway links that are needed. Improve Main Street with properly sized sidewalks.	CI	DPW	C
	Place green buffer strips along Main Street	CI	DPW, TC	C
	Involve DOT in finding solutions to the challenges at the Route 10/23 intersection	VB	DOT	C
Conserve environmental resources in the Village and region.				
	Work with Town of Jefferson to promote land uses consistent with wellhead protection area and water quality	VB	P	P, R
	Add the Floodplain Overlay Map to the Zoning Law	VB	DC	R
	Incorporate use of green infrastructure in capital improvements in the Village as well as in new developments that come to Stamford.	CI, VB	PB, P	C, R
	Work to increase energy-efficient and resilient buildings.	VB	PB, P	P, R
	Re-engage efforts to be a Tree City USA.	TC		P
	Pursue grants that would help with brownfield remediation.	VB		P
	Protect undeveloped steep slopes via zoning regulations	VB	PB, P	R
	Consider becoming a DEC Climate Smart Community.	CIP	VB	P

Stamford Next– Village of Stamford, NY Comprehensive Plan

Date Completed	Proposed Action	Project Lead	Supporting Organization	Action Type
	Encourage new housing developments and building to incorporate onsite renewable energy sources via zoning, incentives and other programs.	VB	PB, R	R
Maintain our quality school and increase the number of families and school aged children in the Village.				
	Work with the School District to assist in promoting Stamford as a quality village so as to attract and retain school staff.	CIP	ORG	P
	Encourage on-going connections, communication and programming between the School District and Village.	CIP	ORG	P
	Find ways to involve students with local businesses through a mentor or intern program.	CIP	ORG	P
	Encourage participation with the Delaware County Youth Bureau Summer Youth Employee program.	CIP	RC	P

APPENDIX 1. MAPS










Maps developed for this plan include:

- Aerial Photographs, 2009
- Roads and Property Boundaries
- Property Classes (Land Uses)
- Steep Slopes
- Wetlands
- Flood Hazards
- Current Zoning Districts
- Commercial Properties
- Community and Cultural Resources
- Sidewalks and Sidewalk Connections
- Developable Land
- Traffic Counts
- Regional Community and Recreational Resources
- Agriculture
- Village Owned Properties

Village of Stamford

Delaware County, NY

Roads and Property Boundaries

-  Village Boundary
-  Town Boundary
-  Property Boundaries
- Roads**
-  State Route
-  County Road
-  Local Road
-  Private Road
-  Water
-  Streams



Map Date:
2-10-2017

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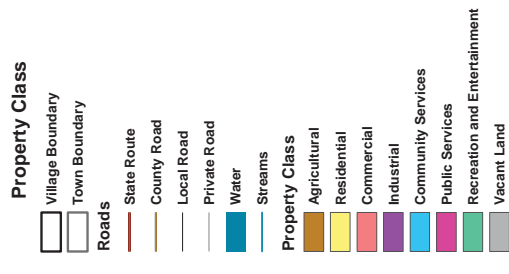
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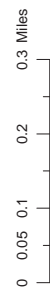


Village of Stamford

Delaware County, NY

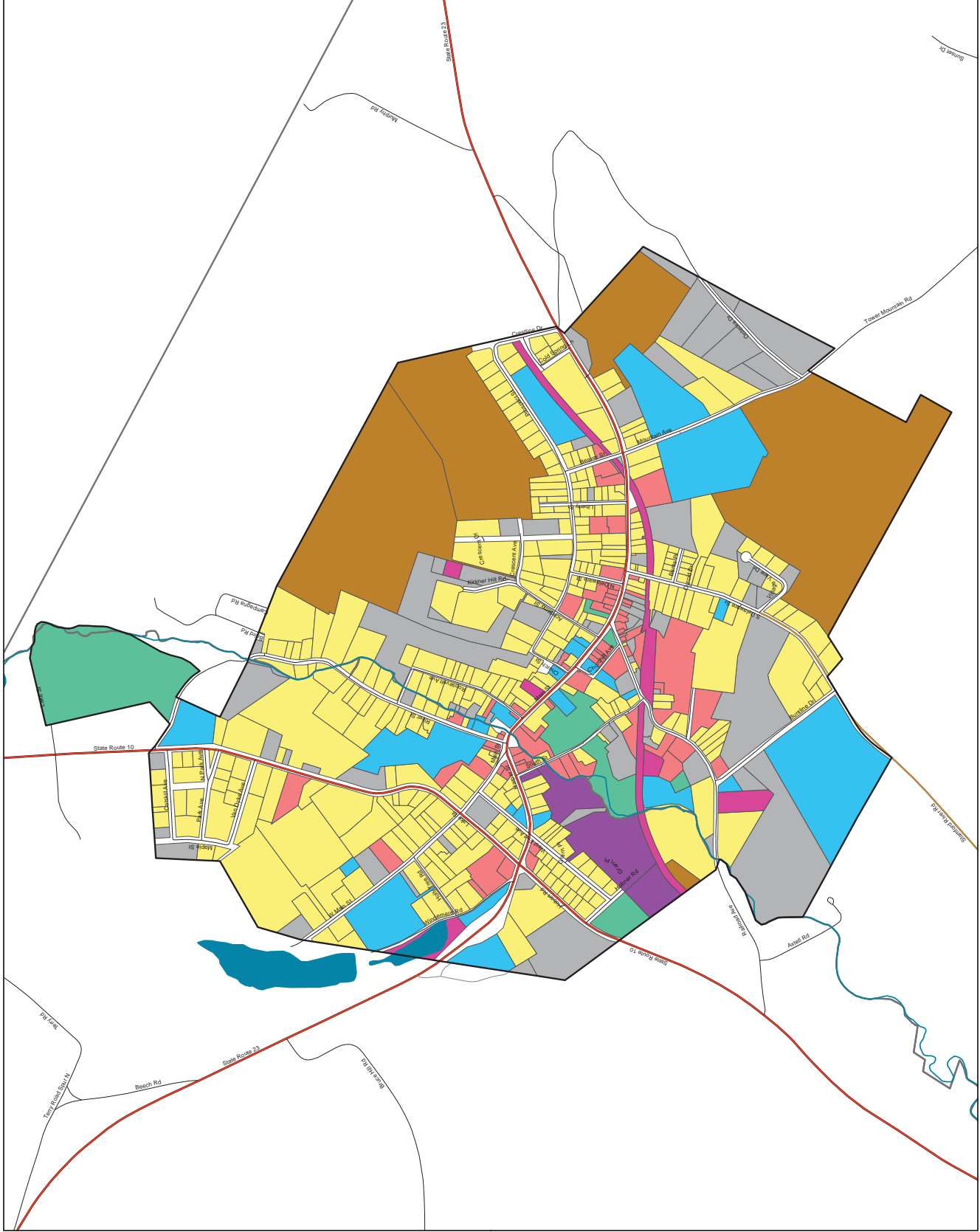


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






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Village of Stamford

Delaware County, NY

Flood Hazards

-  Village Boundary
-  Town Boundary
-  Property Boundaries
- Roads**
-  State Route
-  County Road
-  Local Road
-  Private Road
-  Water
-  Streams
-  100 Year Flood Hazard



Map Date:
2-10-2017

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Village of Stamford

Delaware County, NY

- Steep Slopes**
- Village Boundary
 - Town Boundary
 - Property Boundaries
- Roads**
- State Route
 - County Road
 - Local Road
 - Private Road
 - Water
 - Streams
- Steep Slopes**
- 15-25%
 - 25-45%
 - 45% or more



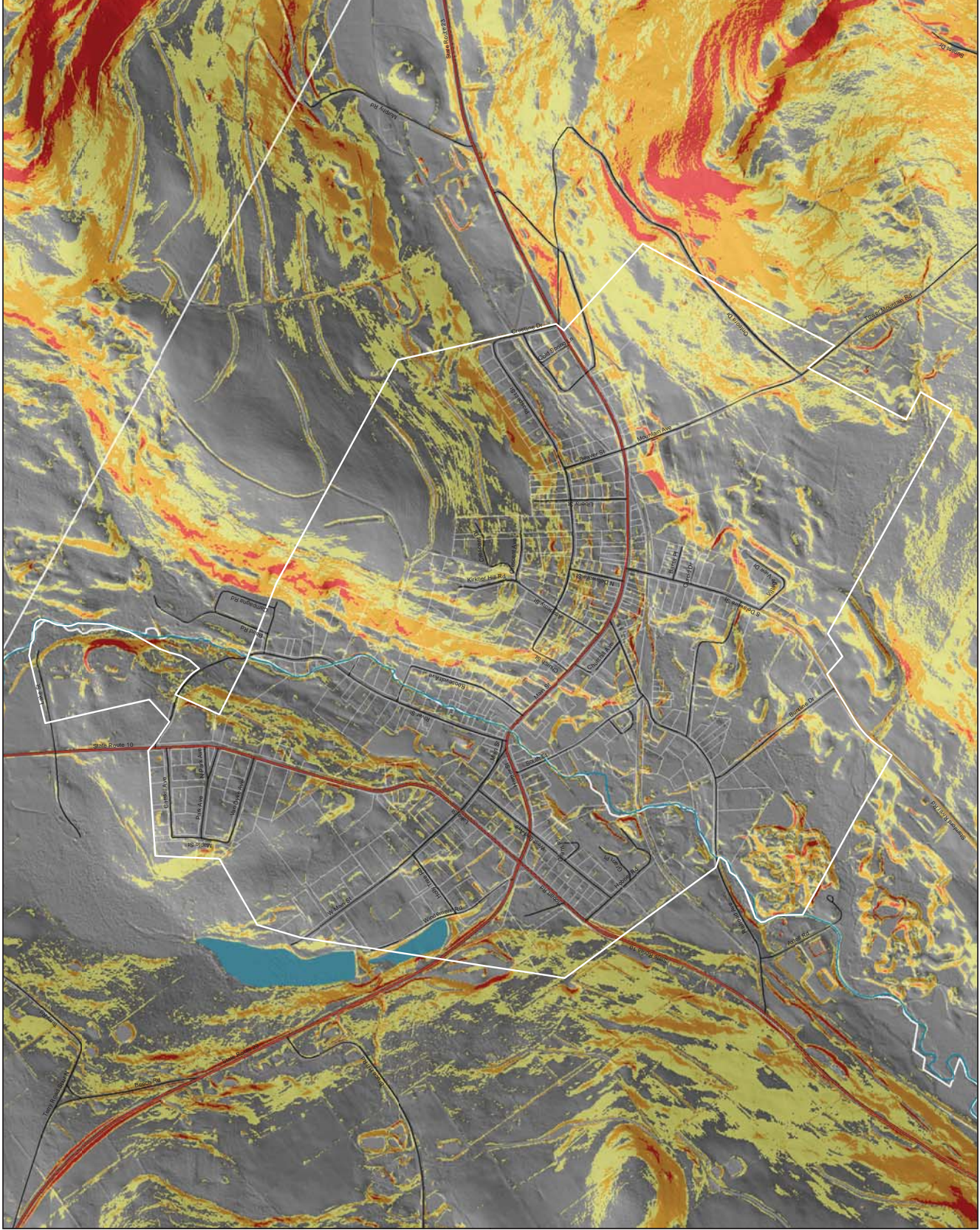
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Village of Stamford

Delaware County, NY

- Wetlands**
- Village Boundary
 - Town Boundary
 - Property Boundaries
- Roads**
- State Route
 - County Road
 - Local Road
 - Private Road
 - Water
 - Streams
 - Wetlands - DEC
 - Wetlands - NWI (including Riverine Wetlands)
 - Hydric Soils



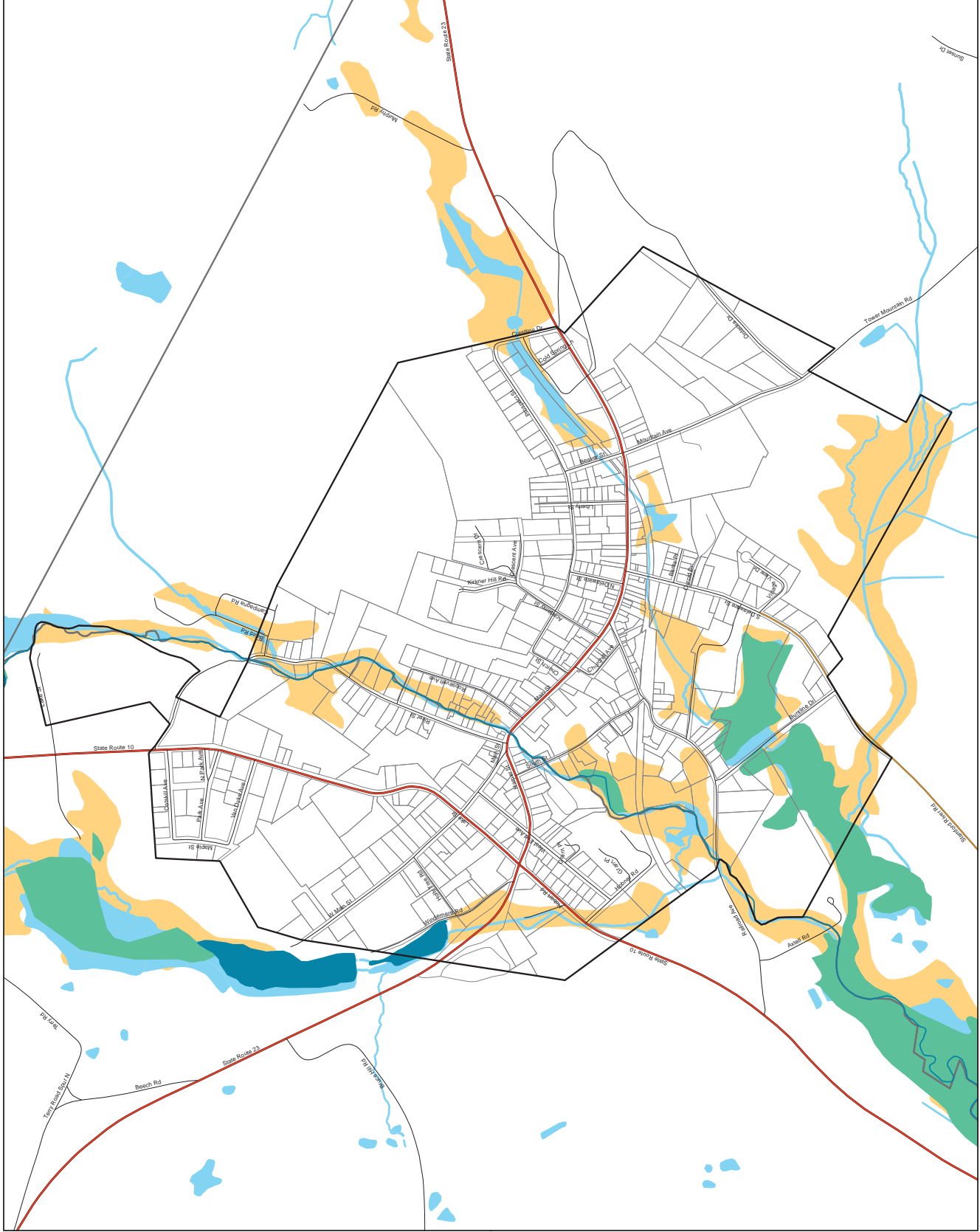
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

Village of Stamford

Delaware County, NY

Aerial Photos 2009

-  Village Boundary
-  Town Boundary
-  Property Boundaries

Roads

-  State Route
-  County Road
-  Local Road
-  Private Road



Map Date:
2-10-2017

0 0.05 0.1 0.2 0.3 Miles



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Village of Stamford

Delaware County, NY

Zoning Districts

-  Village Boundary
-  Town Boundary
-  Property Boundaries

Roads

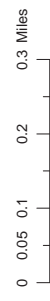
-  State Route
-  County Road
-  Local Road
-  Private Road
-  Water
-  Streams

Zoning Districts

-  R-1
-  R-2
-  H-C
-  B-C
-  I
-  O-S

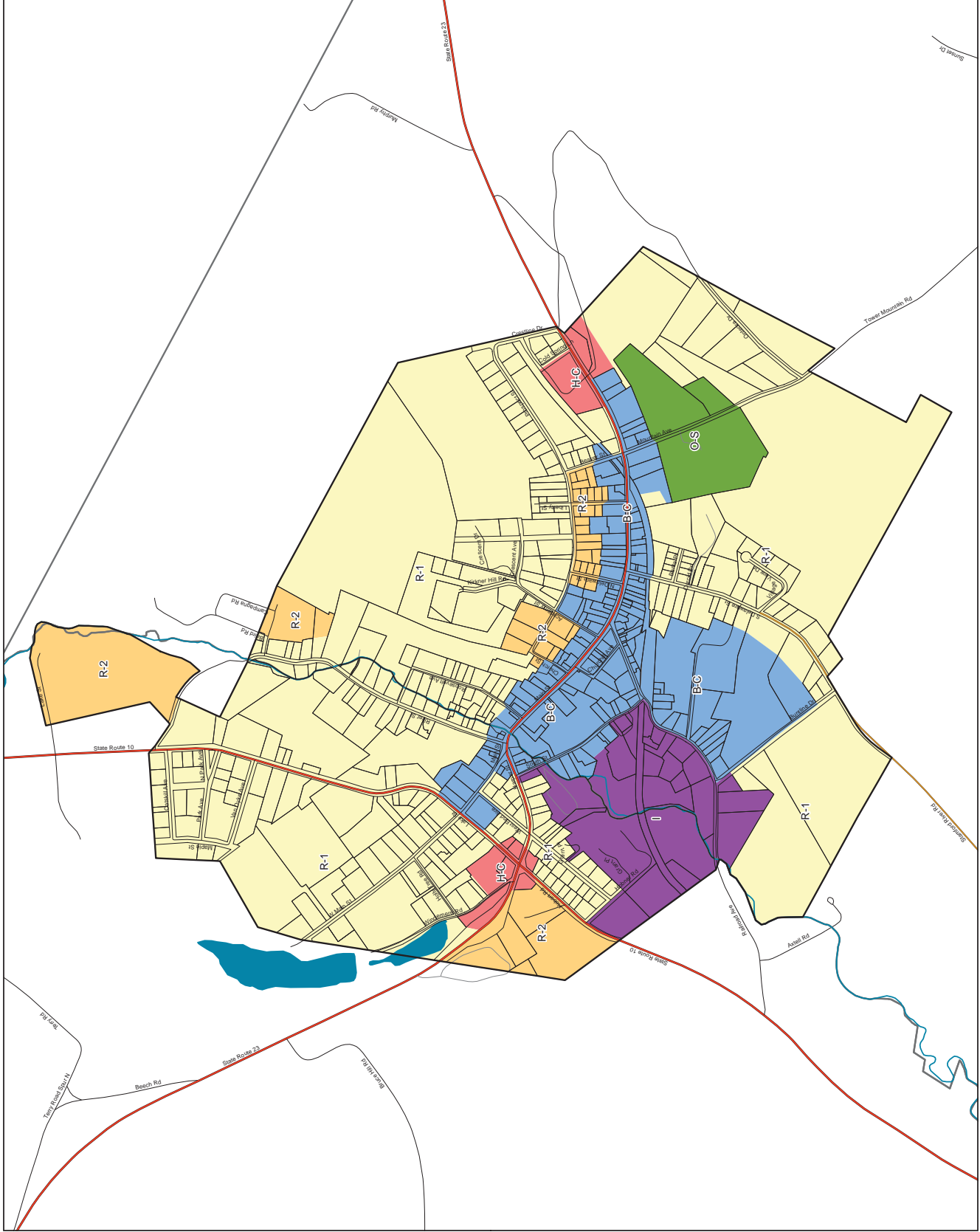


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Village of Stamford

Delaware County, NY













Business and Commercial Properties

-  Village Boundary
-  Town Boundary
-  Property Boundaries
-  Roads

Roads

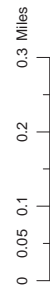
-  State Route
-  County Road
-  Local Road
-  Private Road
-  Water
-  Streams

Business/Commercial Uses

-  Bank/Office
-  Retail
-  Bar
-  Dining
-  Lodging
-  Auto
-  Multipurpose
-  Sports
-  Manufacturing
-  Storage and Distribution
-  Other
-  Vacant Parcels



Map Date:
4-20-2017



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Village of Stamford Delaware County, NY

Community and Cultural Facilities

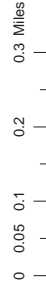
- Village Boundary
- Town Boundary
- Property Boundaries
- Water
- Streams

Facility Type

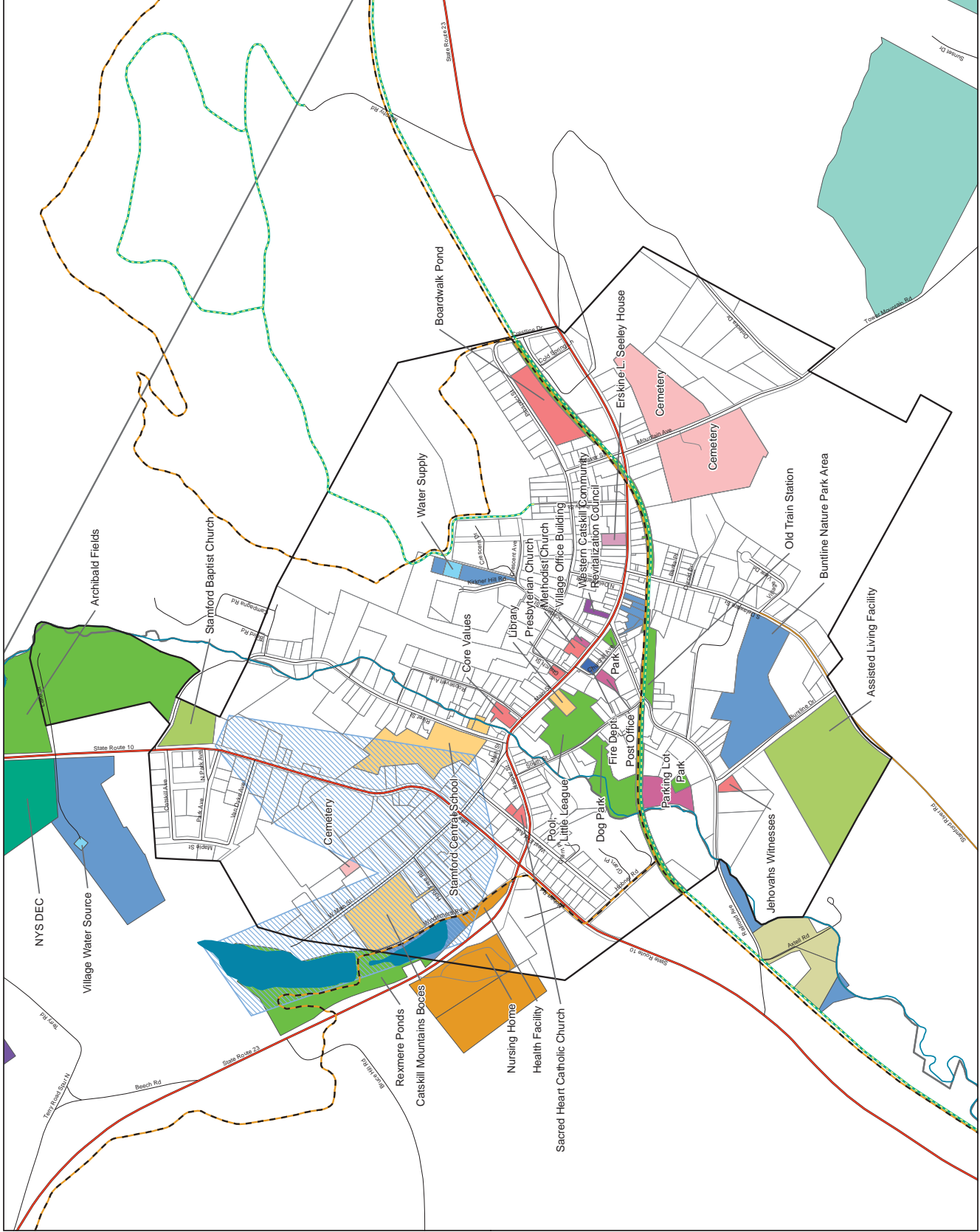
- Park/Trail
- Educational
- Health
- Government
- Protection
- Social Welfare
- Theater and Exhibit
- Golf Course
- Religious
- Cemetery
- Water Supply
- Waste Disposal
- Other Village Owned
- NYC Owned Property
- NYS DEC Property
- Trails
- Snowmobile Trails

National Register of Historic Places

- Churchill Park Historic District
- Erskine L. Seeley House



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Sidewalks

- Village Boundary
- Town Boundary
- Property Boundaries

Roads

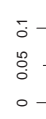
- State Route
- County Road
- Local Road
- Private Road
- Water
- Streams

Sidewalks

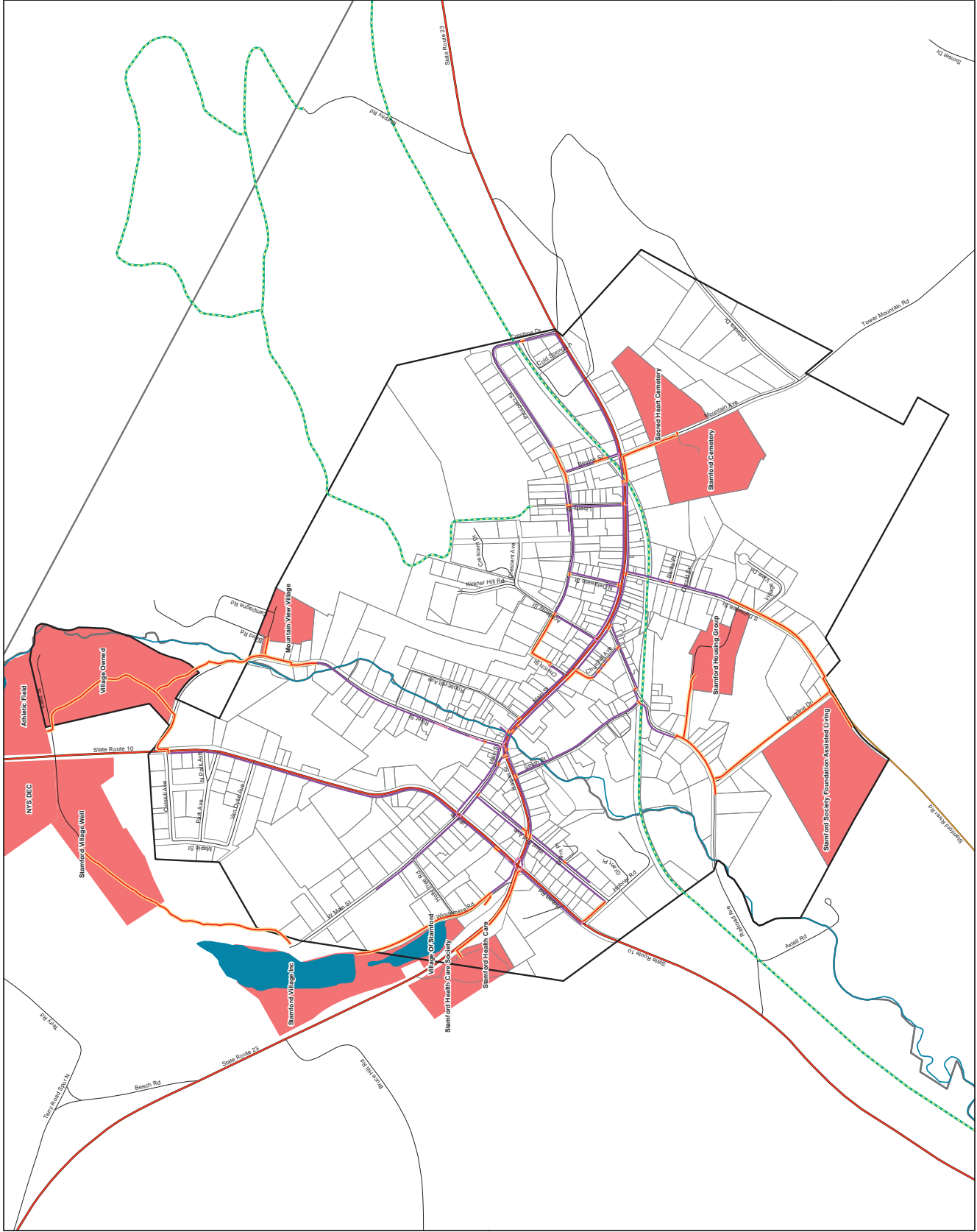
- Sidewalk
- Crosswalk
- Gap in sidewalk, trail, or unclear crosswalk
- Trails
- Properties Disconnected from Sidewalks



0 0.05 0.1 0.2 0.3 Miles



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Village of Stamford

Delaware County, NY

- Agriculture**
- Village Boundary
 - Town Boundary
- Roads**
- State Route
 - County Road
 - Local Road
 - Private Road
- Water**
- Streams
- Agriculture Class Parcels**
- Agricultural District
 - Farmland Soils
 - Prime Farmland
 - Farmland of Statewide Importance



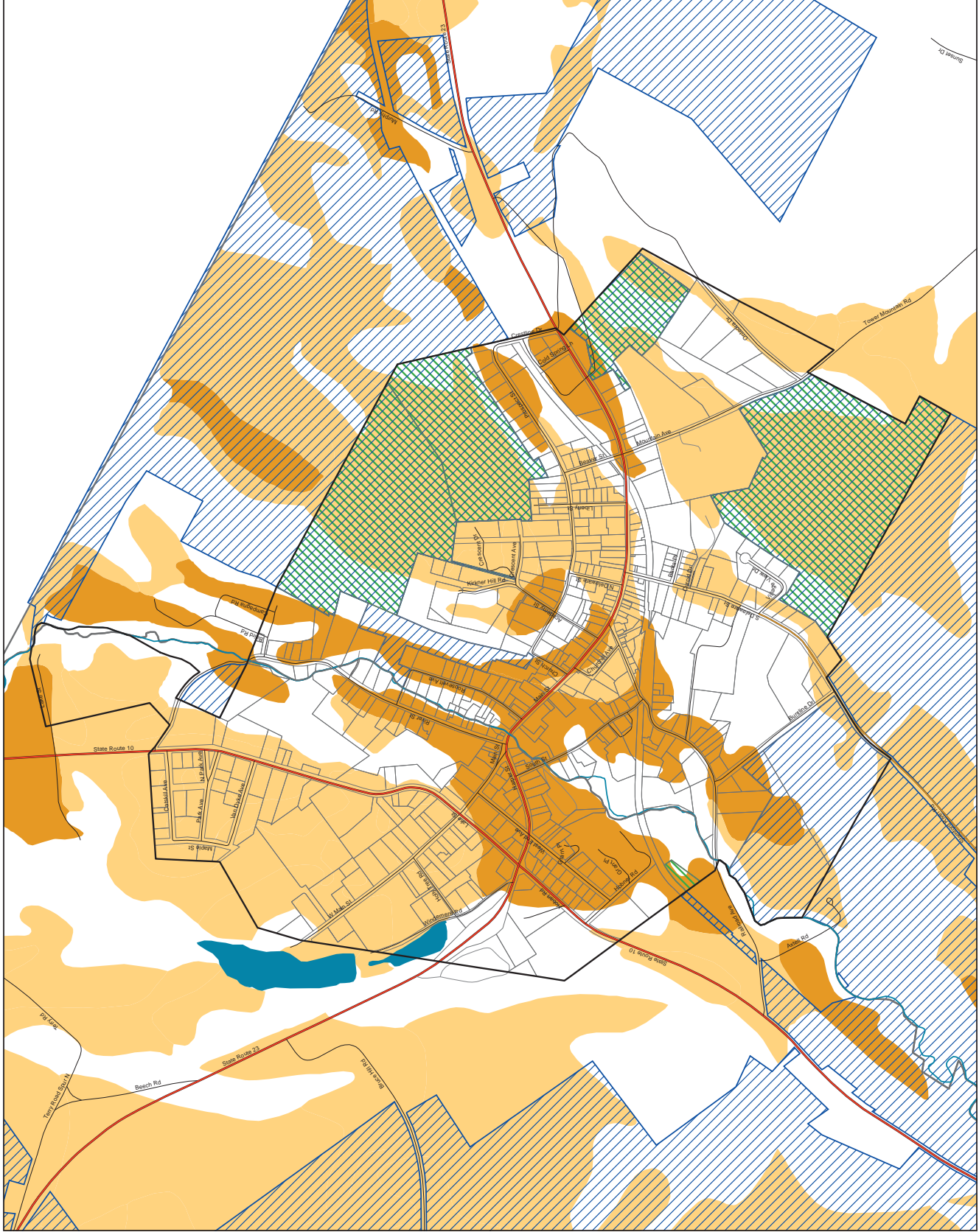
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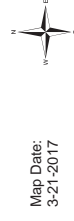
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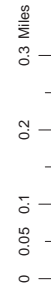
Village of Stamford

Delaware County, NY

- Developable Land**
- Village Boundary
 - Town Boundary
- Roads**
- State Route
 - County Road
 - Local Road
 - Private Road
 - Water
 - Streams
- Property Class**
- Property Class
 - Developable Land with few constraints (slopes less than 15%, no flood hazard, no wetlands)
 - Developable Land with moderate constraints (slopes between 15-25% and hydric soils)
 - Developable Parcels Identified by Focus Group



Map Date:
3-21-2017



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Most of this parcel contains steep slopes (25% or greater) that would limit its development potential.



Village of Stamford Delaware County, NY

Traffic Counts

- Village Boundary
- Town Boundary
- Property Boundaries

Roads

- State Route
- County Road
- Local Road
- Private Road
- Water
- Streams

NYS DOT Annual Average Daily Traffic
(Estimated average daily traffic volume
based on various sources, including
short counts)

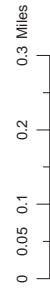
Count (Year)

NYS DOT Short Counts
(Actual daily traffic counts
taken over a specific
2-7 day period)

Count (Year)

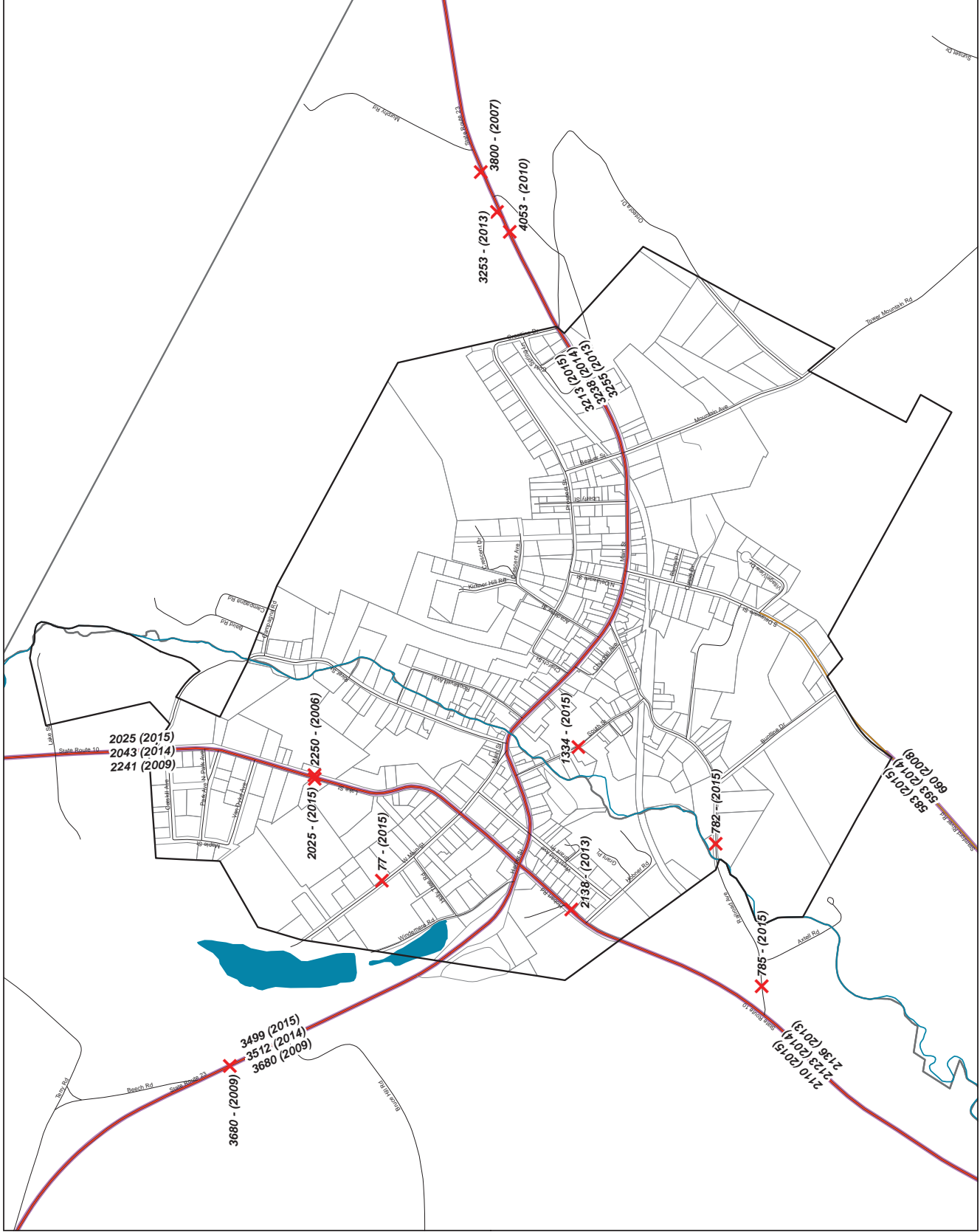


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2-10-2017



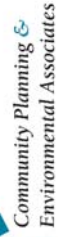
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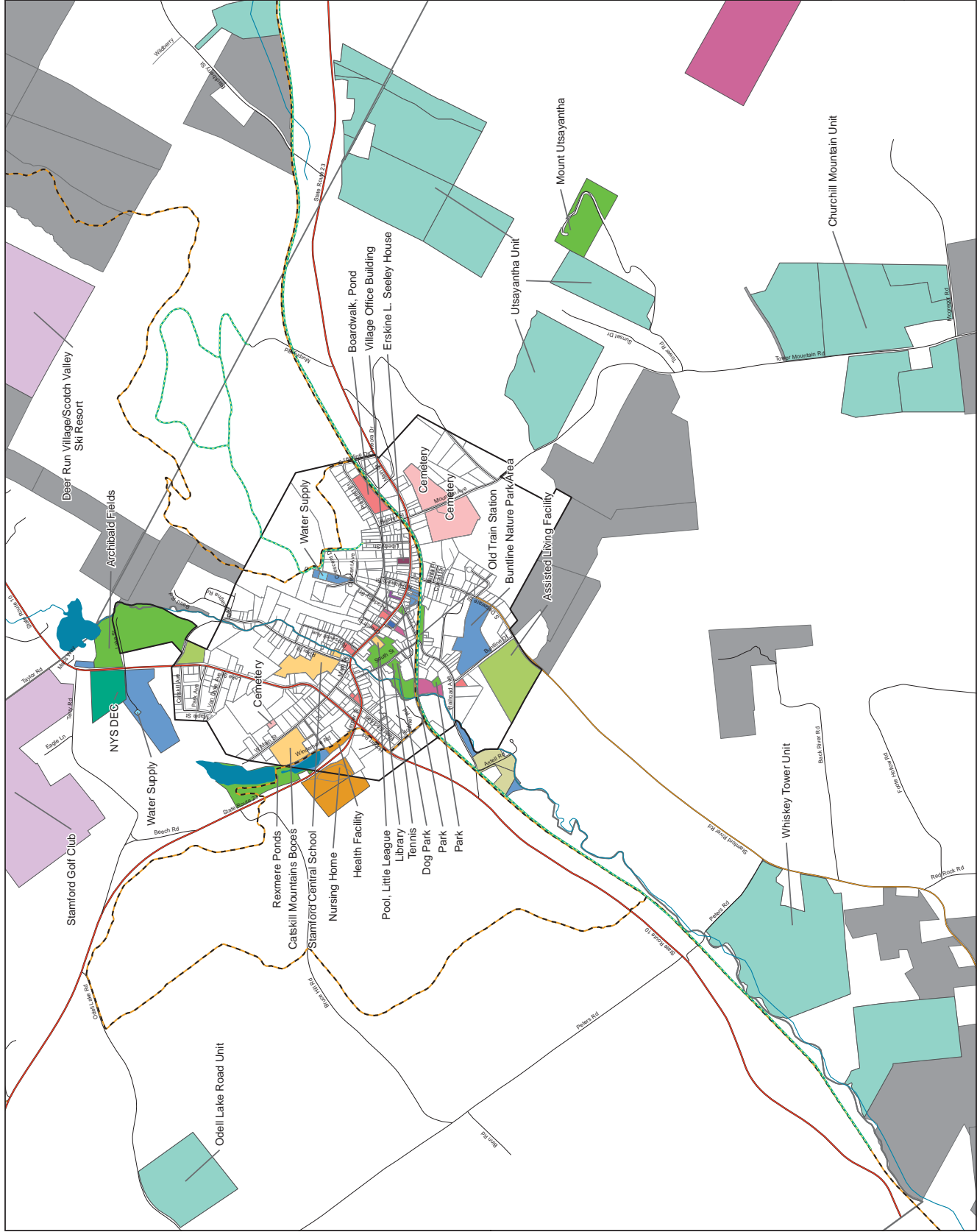


Regional Community and Recreational Resources

- Legend**
- | | |
|----------------------|------------------------|
| | Village Boundary |
| | Town Boundary |
| | Property Boundaries |
| | Water |
| | Streams |
| Facility Type | |
| | Park/Trail |
| | Educational |
| | Historic |
| | Health |
| | Government |
| | Protection |
| | Social Welfare |
| | Theater and Exhibit |
| | Recreation |
| | Religious |
| | Cemetery |
| | Water Supply |
| | Waste Disposal |
| | Other Village Owned |
| | NYC DEP Owned Property |
| | NYC DEC Property |
| | Trails |
| | Snowmobile Trails |
| | NYC DEP/WAC Easements |



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Village of Stamford Delaware County, NY

Village Owned Properties

- Village Boundary
- Town Boundary
- Property Boundaries
- Trails
- Snowmobile Trails
- Village Owned Properties



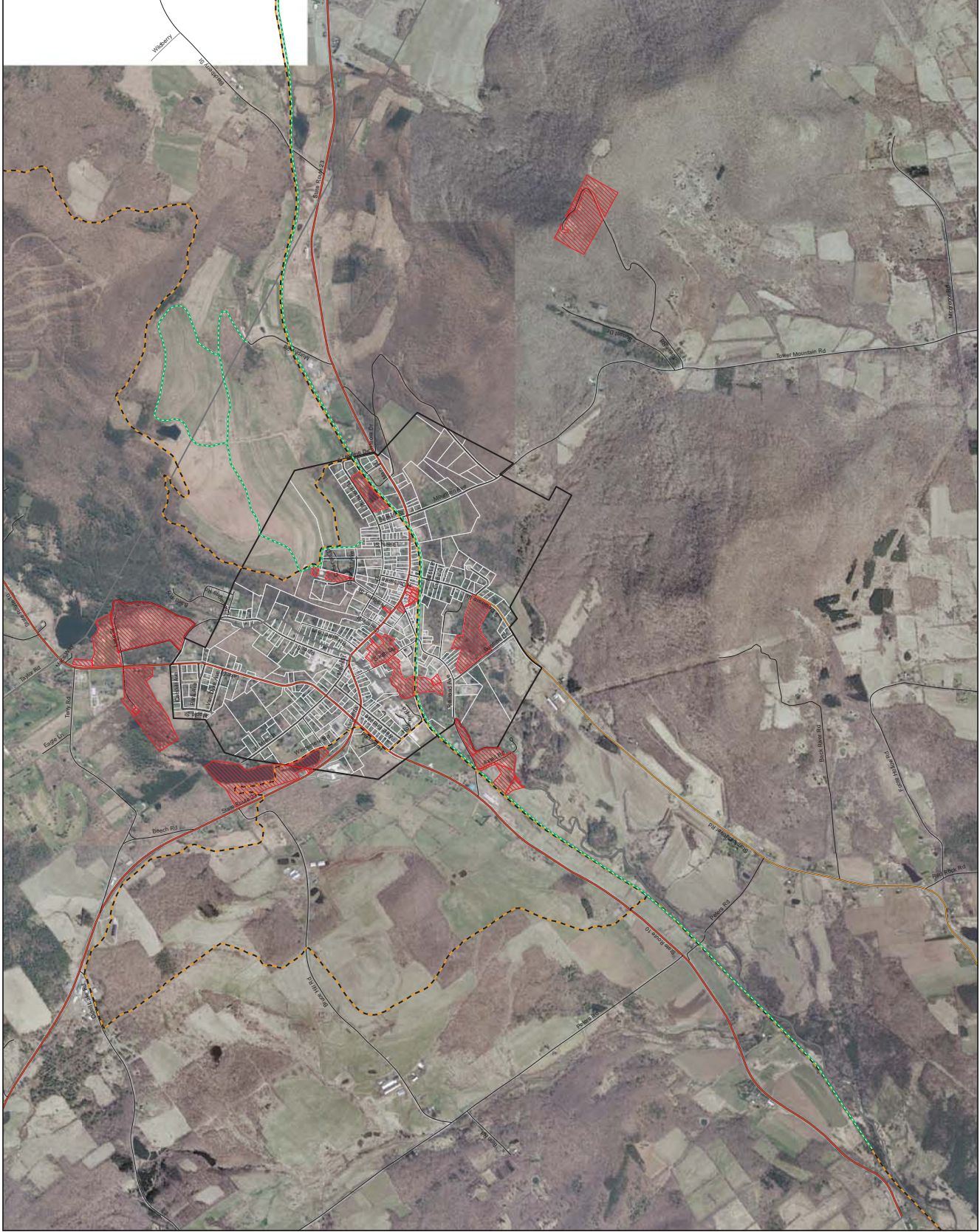
Map Date:
4-20-2017

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APPENDIX 2: PROFILE AND INVENTORY

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REGIONAL SETTING

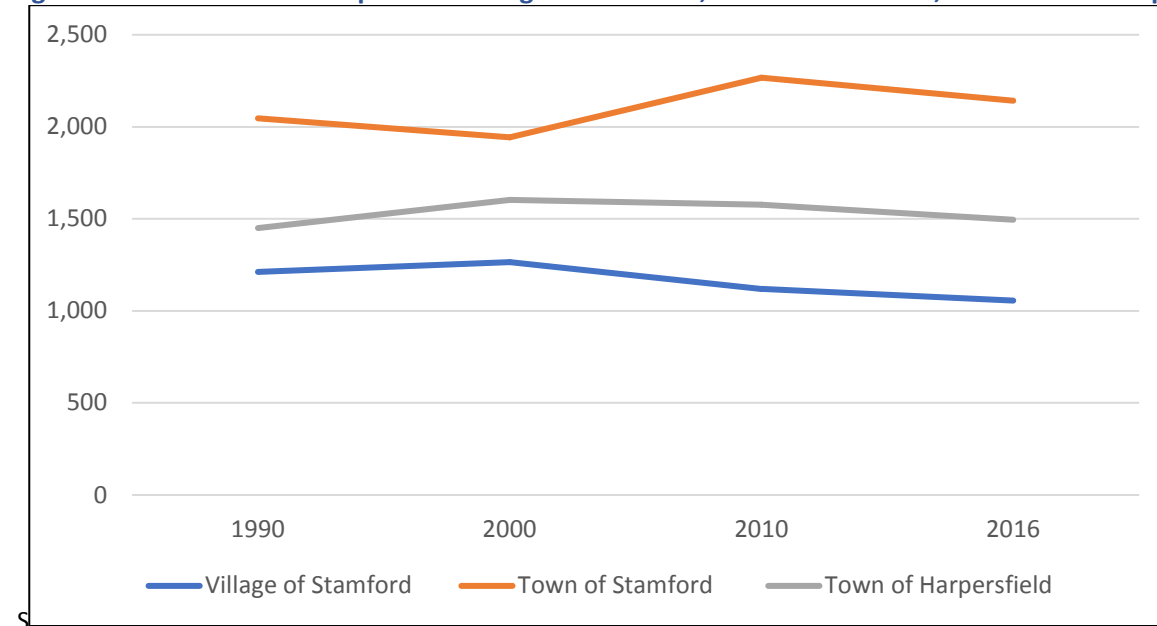
The Village of Stamford is a small community, just over one and a quarter square mile in area, located in both the Towns of Harpersfield and Stamford, Delaware County, New York. The Village is nestled in the Catskill Mountains, and is in the Delaware River Basin. The West Branch of the Delaware River originates near and passes through the Village. This is part of the New York City Watershed. The Village is accessible to several major urban areas including Oneonta (25 miles), Kingston (60 miles), and Albany/Schenectady/Troy (70 miles). State Route 10 and State Route 23 pass through the Village.

Stamford and environs are characterized by rugged, wooded mountainsides including 3,365' Mt. Utsayantha, and small farms and hamlets in the valleys. Stamford's high elevation and surrounding mountains provide a microclimate cooler and snowier than that of the surrounding region, which contributes to the Village's history as a location attractive to both summer visitors seeking cooler climates and winter sports enthusiasts.

POPULATION TRENDS

The Village of Stamford's population has been slightly declining since 2000. According to the Census, from 1990 to 2000, the population of the Village remained steady with more than 1,200 residents. The 2010 Census, however, showed an 11.5% decline, or 1,119 residents. Continuing this trend, the 2016 Census Population Estimates reports that the population for the Village has declined by 5.6%, or 1,056 residents from 2010 and a 12.8% decline from 1990. The Town of Harpersfield followed a similar trend, gaining population between 1990 and 2000, while losing population between 2010 and 2016.

In comparison, the population of the Town of Stamford, which the eastern side of the village is a part of, has grown by 16.7% between 2000 to 2010 to 2,267 people. However, the more recent 2016 Census Population Estimates indicate that the population for the Town of Stamford may have declined slightly by 5.5% to 2,142, however this is still 4.6% higher than levels in 1990. This decline in population between 2010 and 2016 was experienced by the Village, Town of Stamford, and Town of Harpersfield.

Figure 1: 2000-2016 Total Population Village of Stamford, Town of Stamford, and Town of Harperfield


Source: 1990, 2000, 2010 Census, and the 2016 Census Bureau Population Estimates

Generally, between 2010 and 2016 both the State and County experienced moderate population growth as indicated in Table 1. Most recently, at the State level, there has been minimal population growth. Per a Pattern for Progressⁱ report, between 2005 and 2013 New York State lost a net average of 150,000 residents per year, many moving to Florida. This population loss coincides with the double-digit population loss the Village experienced during this time period.

Table 1: Population Change from 1990 – 2016 for the Village of Stamford, Town of Stamford, Delaware County, New York State, and the United States

	1990	2000	1990-00 Change	2010	2000-10 Change	2016	2010-16 Change
United States	248,710,000	281,421,906	11.6%	308,745,538	9.7%	323,127,513	4.7%
New York State	17,990,455	18,976,457	5.2%	19,378,102	2.1%	19,745,289	1.9%
Delaware County	47,225	48,055	1.7%	47,980	-0.2%	45,523	-5.1%
Town of Stamford	2,047	1,943	-5.4%	2,267	16.7%	2,142	-5.5%
Village of Stamford	1,211	1,265	4.4%	1,119	-11.5%	1,056	-5.6%

Source: 1990, 2000, 2010 Census, 2016 Population Estimates

Between 1990 and 2000, the United States experienced an 11.6% population increase, while New York State experienced growth at roughly half that rate (5.2%). In the Village between 2000 and 2010, there

was greater variation of growth and decline comparing national, state, county, and local population levels. Both the Nation and State remained in a positive state of growth, although moderate, while Delaware County experienced a minor decline in population. At the local level, the Village experienced population decline and the Town countered with a double-digit increase.

AGE STRUCTURE & TRENDS

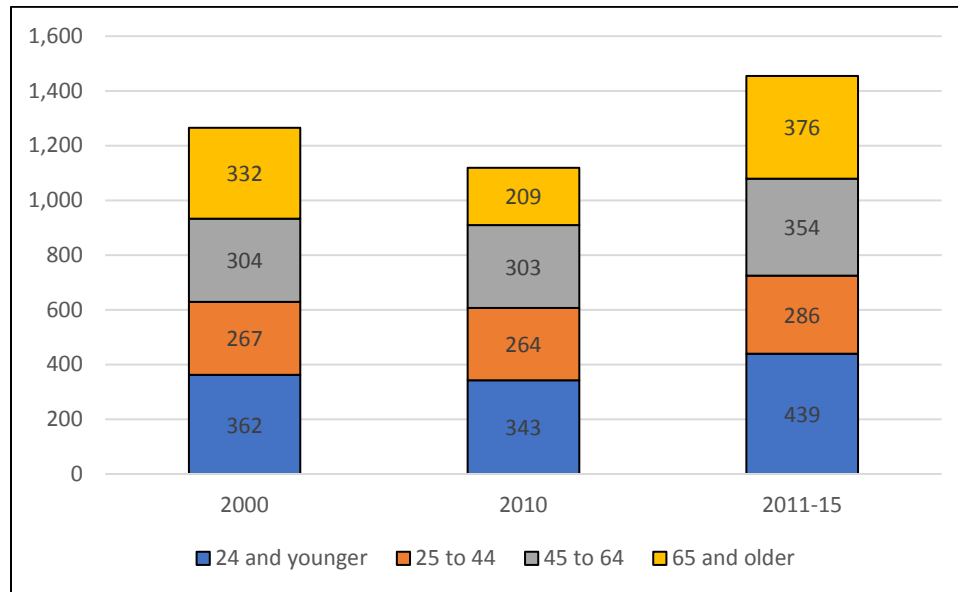
Age structure can be described as the composition of a population, while age distribution is how various age groups in a population are spread out. The Village's age composition and distribution is indicative of a larger national aging trend as illustrated in Figure 2. The baby boom generation, which includes those born between 1946-1964, has a definitive numbers advantage over any other generation, impacting both local and national average ages.

The increase in the number of older residents is reflected in the Village's average age, which as of the 2010 Census, is 41.6. This is older than the national average of 36.8 years. The Village's average age is also slightly older compared to New York State's average age of 38. However, it is lower than Town of Stamford's average age of 43.4, Town of Harpersfield average age of 48.8 and Delaware County's average of 45.5. The estimates for 2016 are given in Table 2, below.

Table 2. Age Structure in Village of Stamford

Age	Number	% of Total Population	NYS %	US %
Birth to 19	235	22%	24.4%	26%
20 to 29	86	8%	14.7%	15%
30-49	214	20%	28.8%	26.4%
50-59	118	11%	14%	13.7%
60 to over 90	418	39%	20.1%	18.9%

Source: 2000 and 2010 Census; 2016 Census Bureau Population Estimates

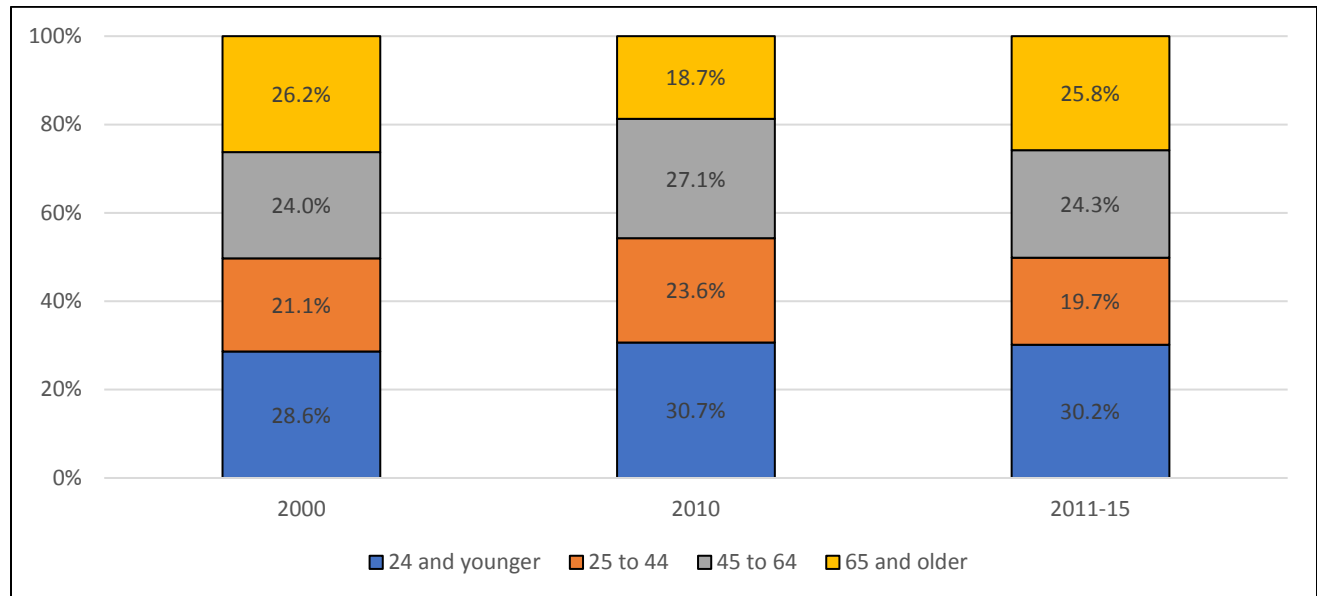
Figure 2: 2000-2015 Population by age for Village of Stamford

Source: 2000 and 2010 Census; 2011-15 ACS

Organizing the Village’s population into four roughly equal age cohorts as shown in Figure 2 allows for a comparison of trends over time. From 2000 to 2010, all four cohorts saw their populations decline, none more so than those 65 and older, declining from 332 to 209. In the most recent estimates from the ACS³, all four cohorts have increased, with the youngest and oldest leading the way. Over the three periods, the smallest cohort is consistently those between the ages of 25 and 44, suggesting that young people do not remain in the Village as they enter their careers and family creation period.

Overall, the Village’s population distribution amongst the four cohorts have been similar. As a percentage of the total population, no cohort dominates the village. Despite fluctuations in the total population, the youngest cohort has consistently been the largest cohort, comprising 30.2% of the population in the 2011-15 ACS. With the growth in the oldest cohort (increasing from 18.7% to 25.8% since 2010) and the size of the 45 to 64 cohort in 2011-15, the 65+ cohort may very well be the largest of the four by 2020.

³ It is important to note that the 2011-15 ACS and the 2016 population estimates are not expected to align. Close reading of Figure 2 would give the impression that the total population for the 2011-15 ACS would be 1,455, while the population estimate for 2016 in Figure 1 is only 1,056. The data, as presented in Figure 2 is an aggregation over a period of five years and should be viewed in the context of how the cohorts are shifting, and not in the exactitude of their aggregation. To reconcile the age cohorts of 2011-15 and the 2016 population estimates, it is safe to say that the population in total is declining, while the cohorts are weighed towards the youngest and oldest cohorts, squeezing the middle. In short, it is not contradictory that the data on total population, and population by age cohort, do not match- it is a limitation of the data.

Figure 3: 2000-2015 Village of Stamford Age Structure as a Percent of Total Population

Source: 2000 and 2010 US Census; 2011-15 ACS

During the 20th and into the 21st centuries, national life expectancy has gradually increased. With longer life spans, other parallel trends have been emerging including later entry into marriage and advanced maternal age. This change has had and will continue to have an impact on communities both large and small. Given these trends and with the post-World War II baby boom population now entering retirement, new trends are emerging such as seeing multiple generations enter into retirement and increased economic consumer growth in those 50 years and older, also known as the Longevity Economy⁴.

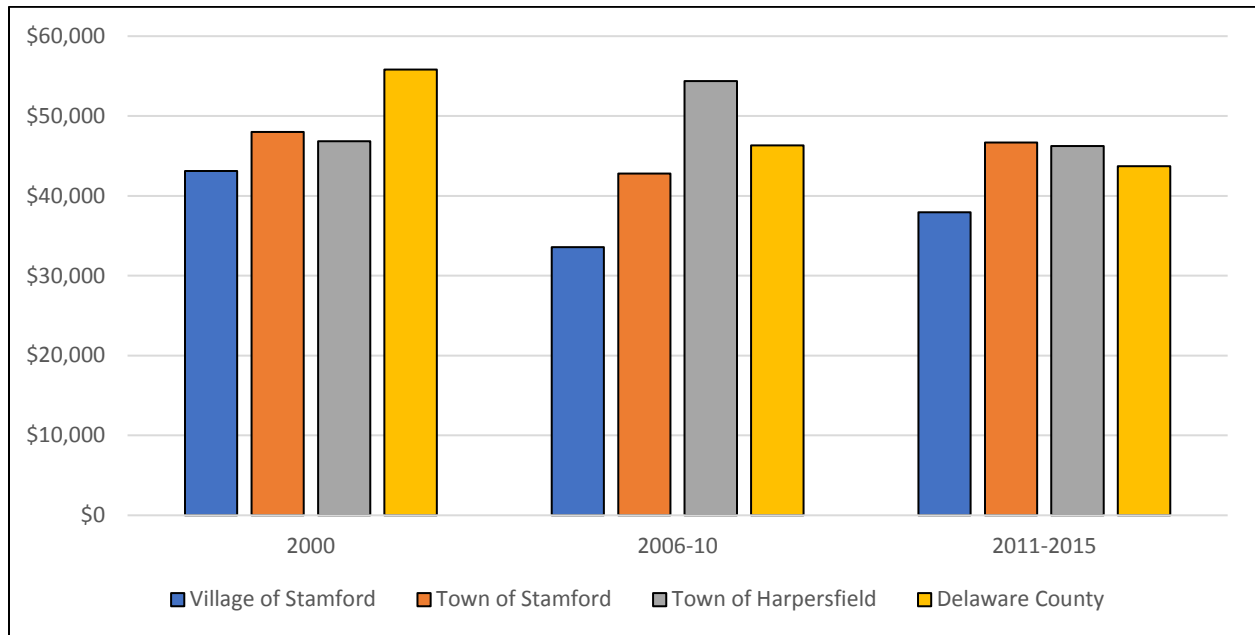
INCOME

Income levels are one of the most important variables for measuring a community's economic wellbeing. Median household income is a number that provides a measure of socioeconomic stability for a broad section of a municipality's population. When comparing the 2000 Census to the 2006-10 ACS and 2011-15 ACS household income levels, the Village of Stamford median income has experienced some fluctuation between 2000 Census and 2011-15 ACS.

After adjusting for inflation, a comparison of the 2000 Census and 2006-10 ACS reveal that the Village of Stamford, Town of Stamford, Town of Harpersfield and Delaware County all experienced a decline in median household income. However, between the 2006-2010 ACS and 2011-15 ACS, The Village and Town experienced an increase in household income, but Harpersfield and Delaware County experienced a decline (Figure 4).

⁴ Oxford Economics. 2013. *The Longevity Economy*. AARP. Found: <http://www.aarp.org/content/dam/aarp/home-and-family/personal-technology/2013-10/Longevity-Economy-Generating-New-Growth-AARP.pdf>

Figure 4: 2000-2015 Median Household Income (2015 Constant Dollars)



Source: 2000 Census, 2006-10, 2011-15 ACS

POVERTY

Housing affordability is directly related to poverty. The 2011-2015 ACS indicates that 20.4% of households in Stamford earning less than \$20,000 a year spend more than 30% of their household income on housing costs. In comparison, there were no households earning more than \$75,000 a year that spent more than 30% on housing. Households that earn less than 30% of the mean household income are considered to be below the poverty level. Table 3 depicts the 2017 National HHS Poverty Guidelines nationally and Table 4 compares the median household incomes between Village, County and State in 2010 and 2016.

Table 3: HHS 2017 National Poverty Guidelines

Persons in Family Unit	Income Level to be Considered Poverty
1	\$12,706
2	\$16,240
3	\$20,420
4	\$24,600
5	\$28,780
6	\$32,960
7	\$36,140
8	\$41,320

Source: US Department of Health & Human Services⁵

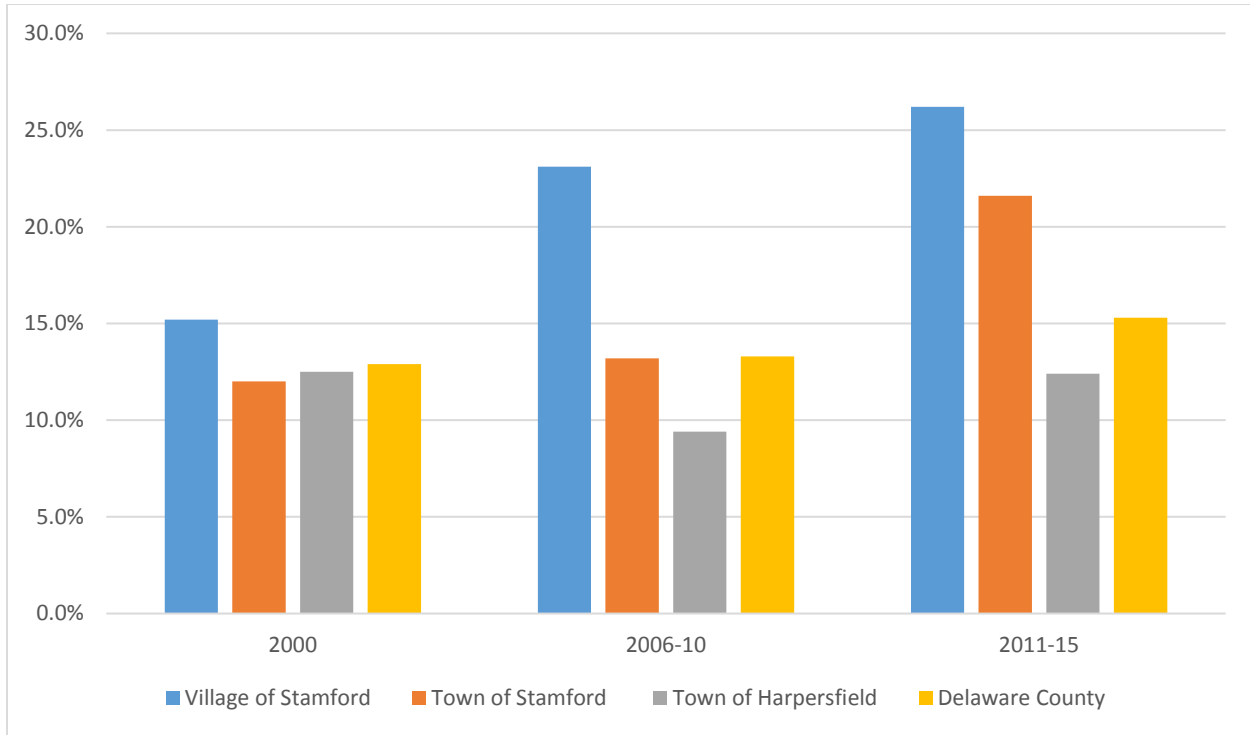
The poverty rate for the Village of Stamford has consistently increased since 2000 as shown in Figure 5. The Village's poverty rate grew from 15.2% to 26.2% when comparing the 2000 Census to the 2011-15 ACS. The sharpest increase was seen between the 2000 Census and 2006-10 ACS, where rates increased to 23.1%.

Table 4. Comparison of Household Incomes in 2010 and 2016

Median Household Income by Year	1 person
2010	
2010 State median HH Income	\$52,500
2010 Delaware County Median Income	\$42,967
2010 Village Median HH income	\$31,136
2016	
2015 State Median	\$57,900
2015 Delaware County Median	\$43,720
2015 Village Median HH income	\$37,965

⁵ Alaska and Hawaii are not represented on Table 3.

Figure 5:2000-2015 Poverty Rates for the Village of Stamford, Town of Stamford, Town of Harpersfield, and Delaware County Poverty

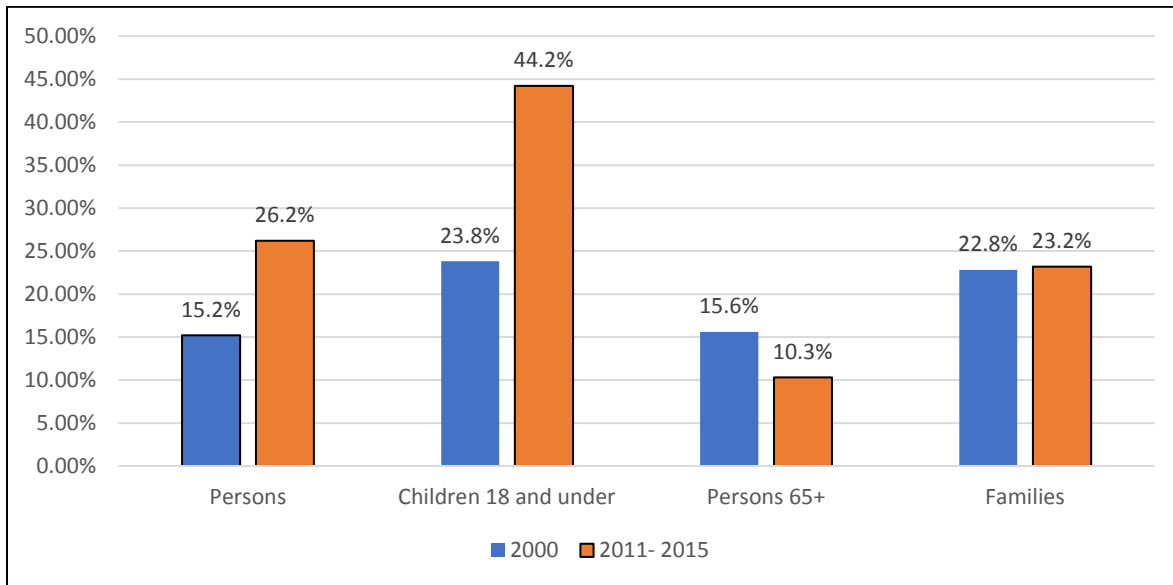


Source: 2000; and 2006-10 & 2011-15 ACS

In 2000, the US Census reports the poverty rate for the Village was somewhat similar to the surrounding area. However, in the years since, the poverty rate for the Village has increased much higher than those in the surrounding towns and County has. It was above 25% by 2011-2015. The Town of Harpersfield has the lowest poverty rate and it has remained largely steady over the years. Both the Village and Town of Stamford have seen large increases in the poverty rate. Delaware County has increased, but not as much as in Stamford.

The highest concentration of poverty is found in the Village's younger age cohort, specifically those 18 years and younger. In the Village, the 2011-15 ACS estimates that of children under the age of 18 living in poverty, 59.8% are under the age of 5 while, while 37% are those aged 5 to 17. Figure 6 depicts a very large increase in poverty in children between 2000 and 2015. In 2000, 23.8% of the Village's population 18 years and younger lived in poverty, compared to the 2011-15 ACS that rate had risen to 44.2% of children living in poverty, an increase of 60%.

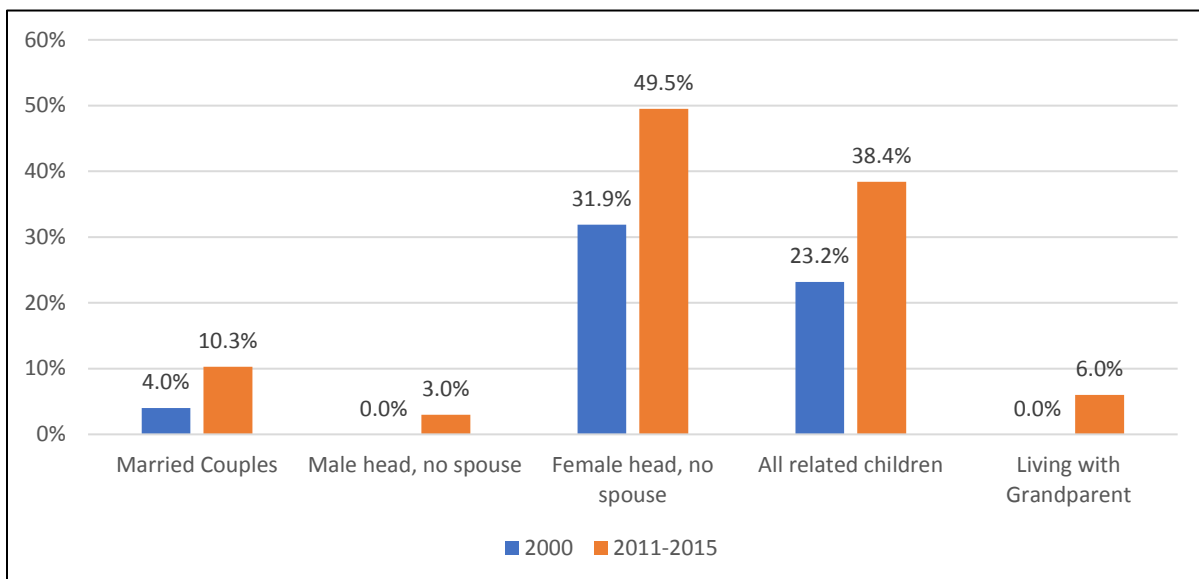
Figure 6: 2000-2015 Village of Stamford Poverty Rates for Different Groups



Source: 2000 US Census and 2011-15 ACS

Further analysis reveals that much of the childhood poverty is found in single, female head of household families, as depicted in the Figure 7. Single female head of households living in poverty increased from 31.9% to 49.5%. Of note, although with relatively minor numbers, two new trends are emerging, single male head of household families (3%) and grandparents as the primary caretaker of their grandchild (6%).

Figure 7: 2000-2015 Village of Stamford Related Child Poverty by Family Type



Source: 2000 US Census and 2011-15 ACS

ECONOMIC CHARACTERISTICS

In addition to the data available from the US Census, County Business Patterns is another database of economic information collected by the United States. It records businesses, payroll and employee information for all businesses who have Federal Identification Numbers. This information excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees. The Table below offers information for the entire zip code of 12167. While this extends beyond the Village of Stamford boundaries, it does offer additional insight into the economic conditions in the immediate area.

Table 5A offers County Business Pattern data comparing 1998, 2007, and 2016. This data does not reflect home-based businesses or farms that may not have Federal Identification Numbers.

In 1998 there were 67 establishments within Stamford employing 1,006 people and having a total payroll of \$17,815,000. In 2007, there were slightly more businesses with a larger payroll in dollar amounts, but fewer employees. By 2015, the number of employers dropped by 15 additional businesses in the Stamford area zip code area employing 599 people and having a total payroll of \$16,243,000.

Most of the businesses are small with one to four employees. In Stamford 57% of the establishments had one to four employees, while in Hobart 59% did, 92% in Bloomville, and 44% in South Kortright. There were more retail trade businesses in Stamford compared to construction, health care and social assistance related businesses, and wholesale trade/transportation/warehousing in other locations. Stamford businesses were dominated by retail trade and health care while in Hobart other services, health care, and construction were the most common businesses. Of all the locations, Hobart had the only business with more than 100 employees.

In terms of the number of establishments South Kortright and Bloomville experienced the highest growth rate. All locations had increases in payroll levels. A significant number of new employees were added to these four areas overall between 1998 and 2007 (25% increase) but Stamford lost employees (3%) while the other locations added employees. The greatest number of employees were added in Hobart (71% increase).

Table 5a: Business information for Zip Codes in Stamford: 1998

12167 Zip Code	1998	2007	2015 (latest year for data)
Number of Establishments	67	70	55
First Quarter payroll in \$1000	3,767	4,320	3,852
Number of Employees	1006	975	599
Annual payroll in \$1000	17,815	18,658	16,243

Most of the employers are small, with under 50 employees. Of the 55 establishments in the 12167 zip code in 2015, 32 had 1-4 employees, 7 had 5-9 employees, and 11 had 10-19 employees. A wide variety of business types were in the economic mix in 2015, but retail establishments (14 firms) and health care/social assistance (12) dominated. The business mix was:

- Manufacturing – 2 establishments
- Wholesale Trade – 1
- Retail – 14
- Transportation and warehousing – 2
- Information Services – 2
- Finance and Insurance – 2
- Real Estate and Rentals – 2
- Waste Management – 2
- Health Care and Social Assistance – 12
- Arts, entertainment and Recreation – 1
- Accommodation – 9
- Other Services - 5

EDUCATIONAL ATTAINMENT

The Village of Stamford has educational attainment rates similar to the rest of the region. According to the 2011-15 ACS, 33% of residents have a high school diploma, slightly lower compared to the Town 35.8%, and Delaware County 38.7%. Similarly, the Village has slightly lower rates of those with some college or associates degree (27.5%) as compared to the Town (28.4%) and the County (28.1%). However, the Village of Stamford has a slightly higher rate of those with a bachelor's degrees or higher than the Town or County as shown on Table 5.

Despite a slightly higher rate of those with bachelor degrees or higher, the Village has a lower average household income and corresponding increased level of poverty. Overall, both the Village, Town, and County all have an average of 86% of their adult population with a high school education.

Table 5. Village of Stamford Educational Attainment (25 years of age and over) 2011-15 ACS

	Village of Stamford	Town of Stamford	Delaware County
No High School Diploma	14.0% (103 people)	14.0%	13.0%
High School Diploma or Equivalent	33.0% (284)	35.8%	38.7%
Some College or Associate's Degree	27.5% (268)	28.4%	28.1%
Bachelor's Degree or higher	25.6% (238)	21.8%	20.2%

HOUSING & VACANCY

The 2000 Census⁶ reports that 58.9%, or 370 residential units, were built before 1939 in the Village of Stamford. The other largest housing increase was experienced between 1960-69, where 60 housing units were erected. That increase accounts for 11.5% of the total residential units in the Village. Generally, after 1960, housing development levels have decreased.

Table 6: Village of Stamford Age of Housing Units

Year Built	Number of Units
2005 or later	n/a
2000-04	n/a
1990-1999	39
1980-1989	18
1970-1979	60
1960-1969	72
1950-1959	29
1940-1949	41
1939 or earlier	370

Source: 2000 Census

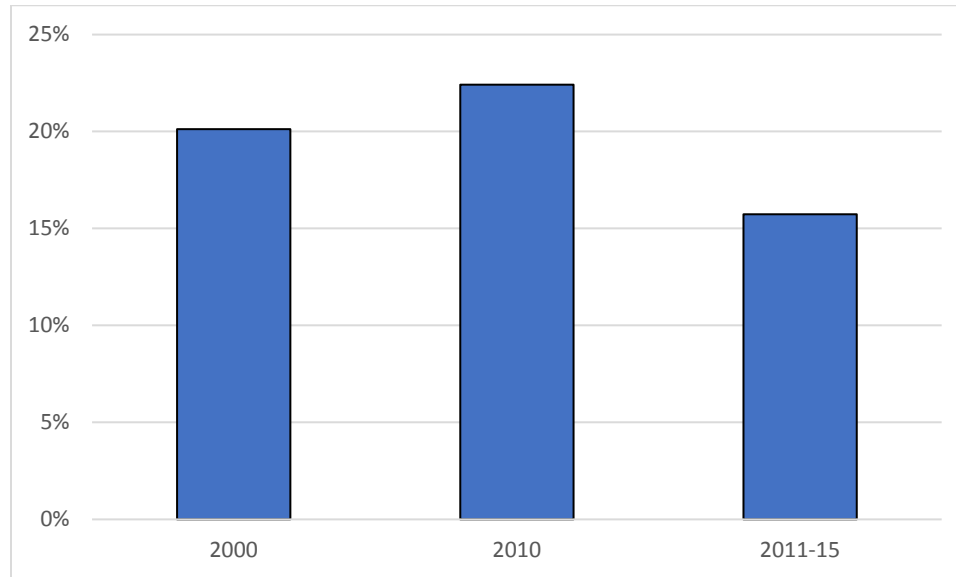
According to the 2000 Census, the Village of Stamford had 621 residential units, of which 496, or 80% were occupied. Over the years, the vacancy rate has decreased (see Figure 8). By 2010, the occupancy

⁶ The 2010 Census does not account for age of building structure, so the next most reliable data source is the 2000 Census due to American Community Survey's (ACS) higher margin of error for this particular Census characteristic

rate had decreased slightly to 78%. By the 2011-15 ACS report, 84% of residential units were occupied, an increase of 6% over the 2010 level.

A housing unit is considered vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. It is possible then that some of the increase in vacant units since 2010 is related to second homeowners.

Figure 8: 2000-2015 Village of Stamford Total Housing Unit Vacancy Rates



Source: 2000, 2010 Census; 2011-15 ACS

As a general "rule", a vacancy rate over 5% is considered an adequate housing buffer and one that will meet the housing needs of the community. Standard definitions for vacancy rates in a healthy housing market include a 1% vacancy rate for for-sale housing and a 5% vacancy rate for rental housing. The Village's current estimated vacancy rate of 15.73% (estimated by the ACS), indicates an overabundance of vacant units. There appears to be more than adequate numbers of housing to meet future housing demands. Perhaps more of a question is the quality of those units.

Table 7. Housing Units in Stamford, 2010 - 2015.

Year	2010	2015
Total Housing Units	679	693
Vacant Units	109	109
Occupied Units	570	584
Owner Occupied	343	291
Rental Units	227	293

Year	2010	2015
Homeowner Vacancy Rate	2.3%	2.5%
Rental Vacancy Rate	10.3%	2.7%

HOUSING TYPES & TENURE

According to the 2000 Census, 54.2% of the Village’s housing consists of single, detached units, while 40% were multi-residential units, and almost 6% were mobile homes. Of the multi-residential units, 5.9% contain 20-49 units, however there were no complexes with more than 50 units. With a somewhat similar ratio of single residential detached units to multi-unit residences and mobile homes, this makes for a healthy mix of housing options for the community.

Tenancy of residential units can be seen in Table 8. The 2000 Census reports that 49.3% of residents moved in between 1990 and 1999, making up the majority of residential tenure. By 2006-10 ACS, there has been an increase in tenancy dispersal, with the majority of residents moving in the between 2000-2009 (33.8%) and followed by 1990-1999 (27%). This does indicate a changing population.

Table 8: 2000-2015 Village of Stamford Total Occupied Housing Tenure by Tenure

Year moved in	2000 Census	2006-2010 ACS	2011-2015 ACS
2015 or later	n/a	n/a	0
2010-2014	n/a	n/a	62
2000-2009	n/a	289	340
1990-1999	310	231	138
1980-1989	88	117	58
1970-1979	32	148	98
1969 or earlier	59	70	n/a
total occupied units	489	855	696

Source: 2000 US Census; 2006-10 and 2011-15 ACS

Table 9. Single family homes and Values

Year	2010	2015
Total Single Family Units	343	291
Less than \$50,000	42	34
\$51,000 to \$149,999	199	167
\$150 to \$299,999	83	77
\$300 to \$499,999	11	32
\$500 to \$999,999	8	13

Source: 2000 US Census; 2006-10 and 2011-15 ACS

According to the Village Code Enforcement Officer’s records (January, 2017) there are 380 total housing structures with about 693 units and 105 non-residential structures:

Table 10. Village of Stamford Structures

Type of Structure	Number
Single Family homes	312
Two Family	24
3-4 Family	30
5-7 Family	4
7 + Family	6
Apartment Complex	4
Commercial Buildings	73
Hospital	3
School	4
Not for profits	12
Municipally owned buildings	11
Total	483

Source: 2017 Village of Stamford Code Enforcers Records

HOUSING AFFORDABILITY

According to the 2011-15 ACS, the affordability of the rental market for the Village of Stamford was comparable to the Town of Stamford. The Village’s median monthly rent was \$577, consistent with the Town of Stamford’s median monthly rent of \$552.

There are different ways to calculate affordability of housing in an area. A general rule is that a home is affordable if 30% or less of a households’ income is spent on that housing. This becomes especially more important for those with lower income levels. Looking at the 2010 numbers, 23 owners or 7% are paying more than 30% for their housing, and 81 or 36% of renters are. Therefore 18.2% of all residents, in 2010, were housing cost burdened. The 2011-2015 ACS indicates that 20.4% of households earning less than \$20,000 a year spend more than 30% of their household income on housing costs and indicates unaffordable conditions for those at that income level.

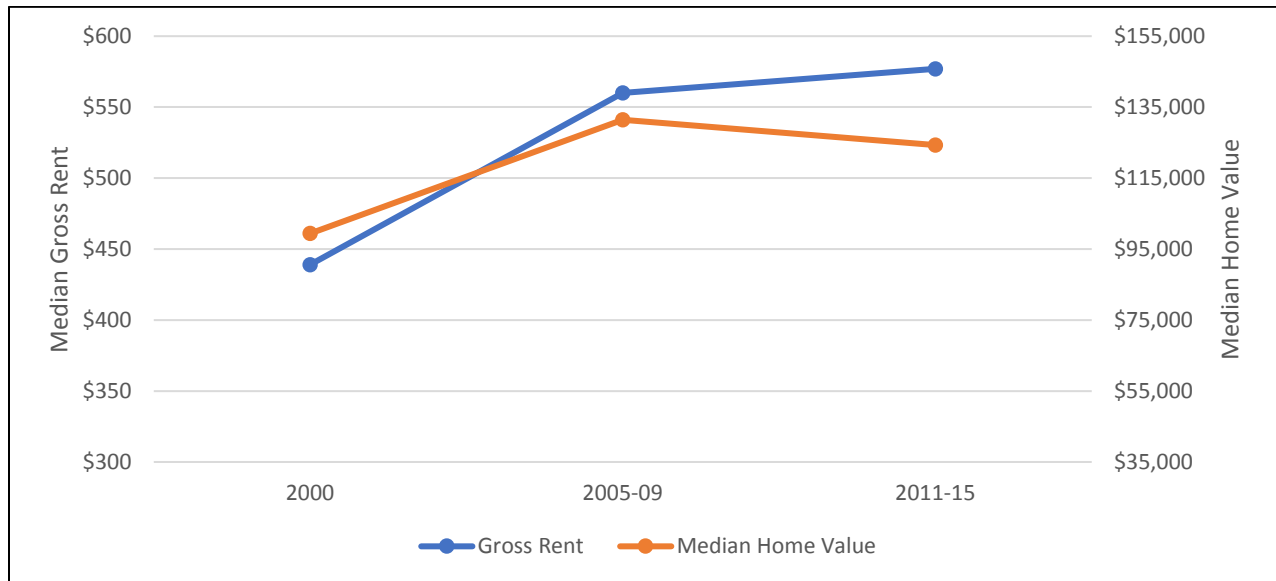
The 2015 projections indicate that the Village is poorer than in 2010. These numbers show that 31.5% of residents are housing cost burdened.

Table 11. Housing Costs in Village of Stamford, 2010 and 2015.

Year	2010	2015
Owner Occupied Units	343	291
Without mortgage	155	134
With mortgage	188	157
Percentage of Income homes with mortgages		
Paying less than 30% of income	129	87
Paying 30% and above	23	70
Rentals		
Number of Rental Units	227	293
Paying less than 30% of income	119	167
Paying 30% and above	81	114
Not computed	27	12

Source: 2000 US Census; 2006-10 and 2011-15 ACS

Another way to measure affordability is to look at the ratio between the median value of the homeowner unit and median household income. Nationally, if this ratio is 2.0 or less, it is considered “affordable”. For example, to purchase a home priced at \$200,000, the buyer would need an income of \$100,000 per year, according to this standard. In calculating the affordability ratio for the Village of Stamford using the 2011-15 ACS data, with a median household income of \$37,935 and a median housing price of \$124,300, reveals an affordability ratio of 3.28. This strongly indicates likely affordability issues, reinforced by low median household incomes.

Figure 9: Median Gross Rent and Median Home Value (2015 Constant Dollars) in the Village


Source: 2000 US Census; 2005-09 and 2011-15 ACS

Between the 2005-09 ACS and the 2011-15 ACS, there was a divergence between the gross median rent and median home values as Figure 9 shows. Rent in the Village appears to have increased by 3.04% while the home values decreased by 6.33%. The increase in rent directly impacts the burden of housing affordability.

PROPERTY AND SCHOOL TAXES FROM 2014 TAX ROLLS

The County and the Towns use the fair market values shown in Table 12 (first column). Difficulties arise because the Village is split between the two towns, where different assessments are made. The School uses a full value assessment (which is close to the county and town's) but it uses an assessed value to figure taxes to compensate for the different town rates in the school district.

Table 12. Comparison of Fair Market Value and Average Taxes by County, Town, Village, and School

	Fair Market Value	County	Town	Village	School	Star Rebate	Total with Star
Town of Stamford							
	\$85,600	\$470	\$211	\$509	\$939	\$495	\$2,624
	\$131,000	\$720	\$380	\$1,270	\$2,194		\$4,564
	\$147,000	\$808	\$427	\$880	\$2,030	\$495	\$4,640
Town of Harpersfield							
	\$90,700	\$503	\$344	\$490	\$537	\$956	\$2,810
	\$135,000	\$749	\$512	\$762	\$2,224		\$4,427
	\$147,700	\$818	\$560	\$726	\$1,952	\$477	\$4,533

In the Village of Stamford, The Star Rebate applies to school taxes. Add it to the school tax column get a comparison to the other properties. From Table 12, the percentage of each tax compared to the total tax is shown in Table 13.

Table 13. Comparison of Percent of Taxes in the Town of Stamford and Town of Harpersfield.

	Fair Market Value	County % to total	Town % to total	Village % to total	School % to total	Star Rebate % to total
Town of Stamford						
	\$85,600	18	8	19	36	18
	\$131,000	16	8	28	48	
	\$147,000	17	9	19	44	11
Town of Harpersfield						
	\$90,700	18	12	17	19	34
	\$135,000	18	12	18	52	
	\$147,700	18	12	16	43	11

The New York State Tax Relief Program, commonly known as the STAR program, applies to school taxes. The STAR program is an exemption that home owners can apply for with the New York State Department of Taxation and Finance which aims to reduce school district property taxes for primary residences in the state. The State Department of Taxation and Finance uses an income eligibility and fair market value to determine the STAR rebate amount, allowing an additional means of measurement.

LAND USE

The following tables show the various land uses found in the Village of Stamford. These tables were developed using data from real property data collected by the local assessor and Delaware County. The Property Class Map (Appendix 1) shows the locations of these land uses within the Village. The Commercial Properties Map (Appendix 1) more specifically shows the various commercial and business locations within the Village.

The most prevalent land use in the Village is residential, with 358 parcels comprising about 268.7 acres, (Table 14 and Figure 10). Vacant land is the next most common land use category with 84 parcels on 123.5 acres. There are 73 commercial properties in the Village on 39 acres (Table 15 and Figure 11) with an additional four industrial parcels on 16 acres. All other land uses make up the remainder of the Village (46 parcels on about 299.4 acres). Each of those categories is further detailed in the following tables.

Table 14: Number of Parcels and Acreage of Different Land Uses in Stamford

Property Class	Number of Parcels	Acres	Percent of Land Area
Commercial	73	39.4	5.3%
Community Services	27	82.3	11.0%
Industrial	4	16.8	2.3%
Public Services	7	16.5	2.2%
Recreation and Entertainment	7	38.7	5.2%
Residential	358	268.7	35.9%
Vacant Land	84	123.5	16.5%
Agricultural	5	161.9	21.7%
Total for all classes	565	747.7	100.0%

Figure 10: Chart of Residential Land Uses

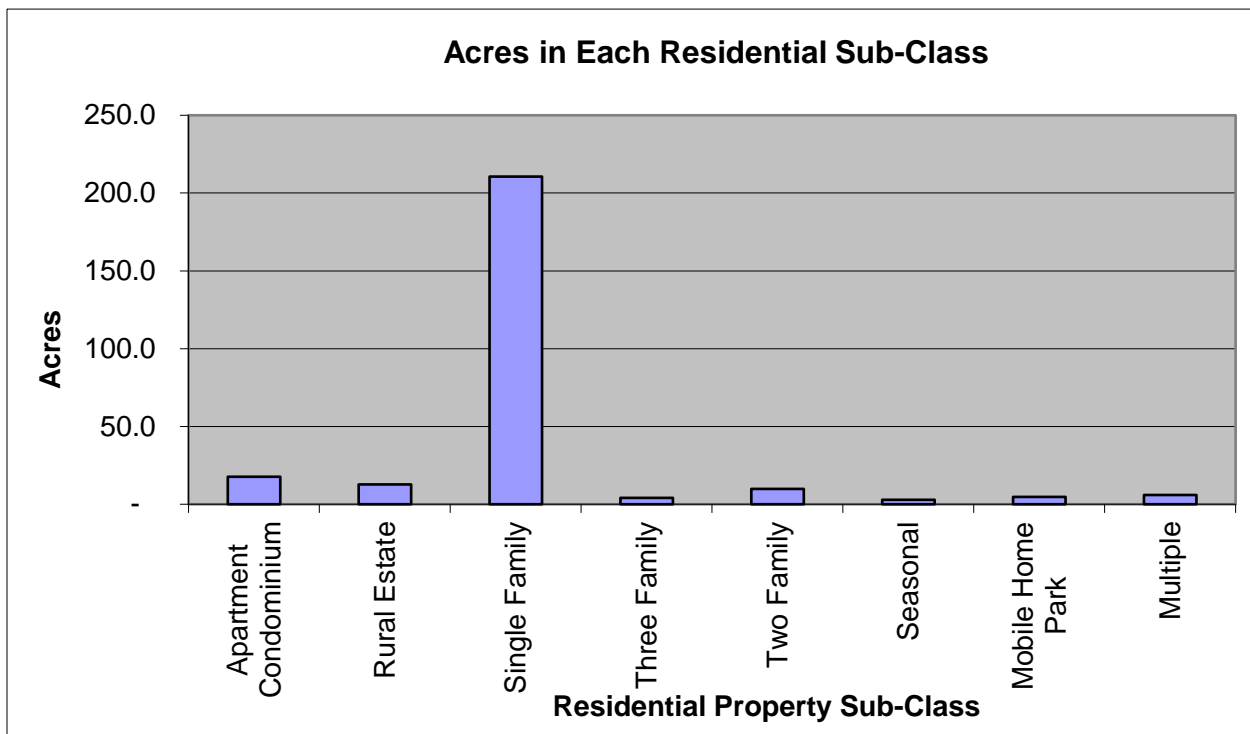


Table 15: Number of Parcels and Acreage of the major land use categories in Stamford

Residential Sub-Class	Number of Parcels	Acres	Percent of Land Area
Apartment Condominium	12	17.7	2.4%
Rural Estate	1	12.8	1.7%
Single Family	301	210.5	28.2%
Three Family	9	4.1	0.55%
Two Family	26	9.9	1.3%
Seasonal	4	2.8	0.38%
Mobile Home Park	1	4.8	0.64%
Multiple	4	6.0	0.80%
Residential Total	358	268.7	35.9%

Figure 11: Number of Commercial land use parcels in each commercial sub-class

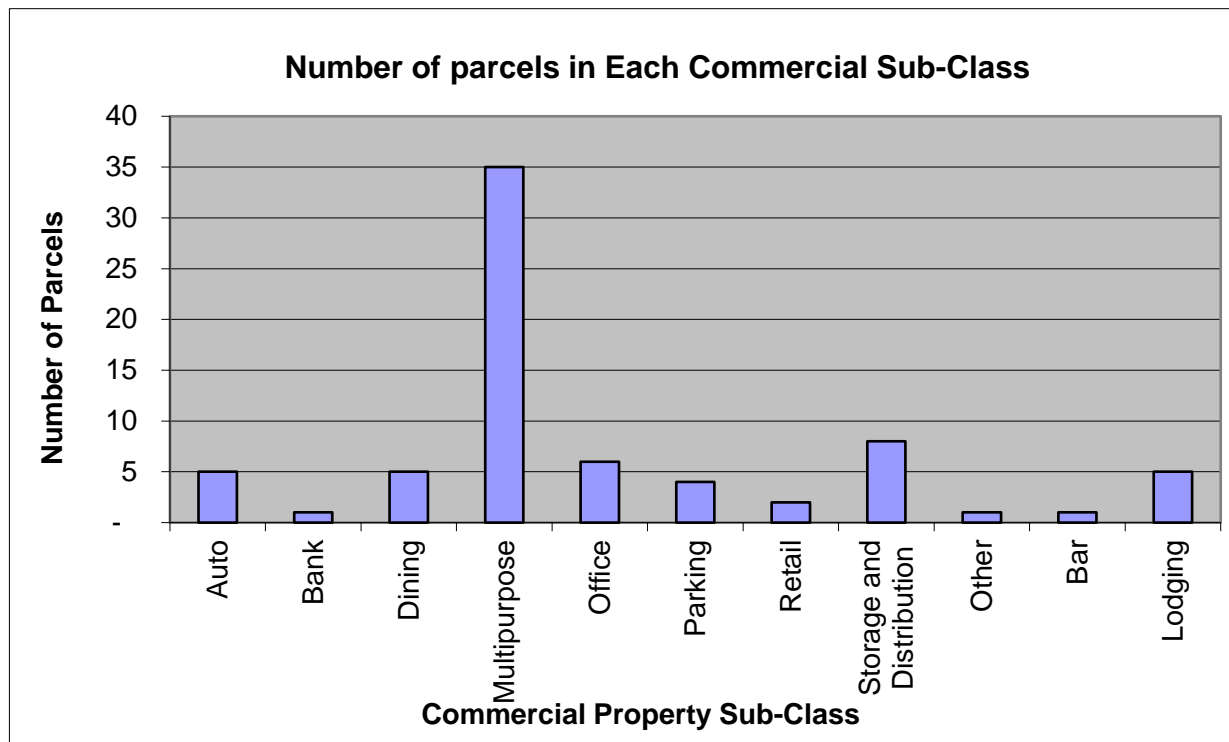


Table 16: Number and acreage of Commercial land use parcels in each commercial sub-class

Commercial Sub-Class	Number of Parcels	Acres	Percent of Land Area
Auto	5	2.5	0.33%
Bank	1	0.9	0.12%
Dining	5	2.1	0.29%
Multipurpose	35	13.4	1.8%
Office	6	2.0	0.27%
Parking	4	0.8	0.11%
Retail	2	1.6	0.21%
Storage and Distribution	8	12.1	1.6%
Other	1	0.3	0.04%
Bar	1	0.2	0.02%
Lodging	5	3.4	0.46%
Commercial Total	73	39.4	5.3%

Table 17: Number and acreage of other land use parcels in each property sub-class

Community Services Sub-Class	# of Parcels	Acres	Percent of Land Area
Cemetery	3	23.1	3.1%
Educational	6	17.6	2.3%
Government	4	3.4	0.46%
Religious	9	8.0	1.1%
Social Welfare	2	25.9	3.5%
Protection	1	0.3	0.05%
Health	2	4.0	0.53%
Community Services Total	27	82.3	11.0%
Public Services Sub-Class	# of Parcels	Acres	Percent of Land Area
Communication	1	0.5	0.07%
Electric and Gas	2	3.1	0.42%
Water	1	0.6	0.07%
Waste Disposal	1	3.3	0.45%
Transportation	2	8.9	1.2%
Public Services Total	7	16.5	2.2%

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Vacant Land Sub-Class	# of Parcels	Acres	Percent of Land Area
Commercial	7	2.7	0.37%
Residential	77	120.8	16.2%
Vacant Land Total	84	123.5	16.5%
Industrial Sub-Class	# of Parcels	Acres	Percent of Land Area
Manufacturing	2	12.4	1.7%
Other	2	4.4	0.59%
Industrial Total	4	16.8	2.3%
Recreation and Entertainment Sub-Class	# of Parcels	Acres	Percent of Land Area
Park	4	30.3	4.1%
Theater and Exhibit	1	0.4	0.05%
Sports	2	7.9	1.1%
Recreation and Entertainment Total	7	38.7	5.2%
Agricultural Sub-Class	# of Parcels	Acres	Percent of Land Area
Vacant Land	4	160.9	21.5%
Nursery Specialty	1	1.0	0.13%
Agricultural Total	5	161.9	21.7%

LOCAL LAND USE RELATED LAWS

The Village of Stamford has adopted the following land use related laws. Note that there are other local laws on file with the NYS Department of State, and other ordinances on file with the Village Clerk. The list below shows land use related laws that were adopted by and filed as a local law as per NYS Village Law:

Table 18. Local Land Use Laws for the Village of Stamford Filed with NYS DOS.

Local Law #	Year	Description
3	2001	Sign Use Amendments
4	2001	Use of Village Parks and Recreation Areas
3	2002	Amendment to Sign Regulations
5	2002	Tree Ordinance
1	2007	Adoption of Uniform Fire and Building Code
2	2007	Updated Parking Law

Local Law #	Year	Description
1	2008	Amended Comprehensive Plan
2	2008	Updated Zoning Law and Map
1	2009	Handicapped Parking Law
2	2009	Parking Law Amendment
2	2012	Flood Damage Prevention
3	2012	Updated Local Sewer Law
3	2014	Amended Handicapped Parking Law
1	2014	Smoke Free Public Parks Law
1	2015	No Parking Areas Established
2	2016	Blighted Building Law
1	2016	Flood Damage Prevention
5	2016	Lawn and Tree Maintenance Law
3	2016	Update to Parking Regulations
1	2017	Keeping of Chickens Law

In 2008, the Village implemented a large zoning update. At that time both development standards and zoning district maps were updated.

TRANSPORTATION

There are two major transportation routes through the Village of Stamford. Route 23 travels East-West through the village, comprising Main Street on the east side of the West Branch Delaware River, and Harper Street on the west side. Route 10 runs North-South through the Village, known as Lake Street north of its intersection with Route 23, and Hobart Road to the south. Traffic counts supplied by NYS DOT are fairly stable over the last 3 to 7 years, as depicted on the Traffic Count map (Appendix 1). Route 23 has the heaviest traffic flow with an estimated average daily traffic volume of 3,235 between 2013 and 2015 to the east of route 10, and an average of 3,564 between 2009 and 2015 west of Route 10. Route 10 had an estimated average daily traffic volume of 2,103 north of Route 23 between 2009 and 2015, and 2,123 to the south between 2013 and 2015.

SIDEWALKS

The Sidewalks Map shows the location of hard-surface sidewalks within the Village, various trail connections, and gaps within this pedestrian system that have been identified during the planning process. There is currently about 28,600 feet of sidewalk in the village. Gaps identified include short sections along and leading to Prospect Street, north of Main Street. More significant gaps need to be filled in order to connect the Cemeteries, the Stamford Health Care facility, Mountain View Village, the

senior housing facilities to the south, and the Village Recreational properties to the north, into the existing pedestrian infrastructure.

INFRASTRUCTURE AND COMMUNITY SERVICES

Background - The Existing Water System

The Village of Stamford’s existing water system consists of approximately eleven (11) miles of cast and ductile iron water mains originally constructed in the 1890s. The Village currently utilizes two raw water sources; the (1) Taylor Reservoir and (2) Kelly Well. The Taylor Reservoir is a 22-million-gallon reservoir located on the West Branch of the Delaware River North of Stamford. The Kelly Well is located West of Route 10 and North of Stamford and is a six (6) foot diameter, seventeen (17) foot deep dug well. The Kelly Well is permitted for 400 gallons per minute (gpm), and the Taylor Reservoir is treated at the Water Treatment Plant (WTP) via direct filtration, designed for 250 gpm. The two raw water sources are not utilized simultaneously as they both provide adequate flow sufficient to meet demands. The Kelly

effort to prolong the life of the tank. The tank was inspected again in 2004, and the following was noted by the engineer;

- The roof of the tank had, “multiple and many cracks located randomly and frequently throughout the roof.”
- “Reinforcement steel mesh exposed and corroding throughout roof interior.”
- The inspector stated, “Do not walk of this roof for any reason.”
- Crack at the joint between the sidewall and base extending approximately one-half the circumference around the structure

Since the 2004 inspection, a crack in the sidewall has developed and is weeping with efflorescence. The Village is responsible for the operations and maintenance of the distribution system. Cedarwood Environmental Services formerly known as Delaware Operations, Inc. manages and operates the WTP. The water mains, reservoir, well and storage tank are managed and repaired by the Village of Stamford Department of Public Works.

Current Design and Proposed Improvements to Water Infrastructure

The Village is embarking on a new project for water infrastructure that includes the replacement and rehabilitation of the Village’s aged water storage and distribution systems. Since the project was originally proposed in or around 2009, the Village has worked to develop more detailed engineering plans for the Project which currently involves approximately 11,500 feet of main replacement, including approximately 3,600 feet of distribution system connector piping (i.e. looping). No increase in supply volume or expansion of the service area is proposed as part of this project.

The proposed project encompasses the following specific improvements:

- Water Storage Tank Demolition and Replacement
 - Construction of a new 750,000-gallon glass-lined steel potable water storage tank to replace the failing 1.5-million-gallon post-tensioned concrete tank
 - Demolition of the existing 1.5-million-gallon storage tank and associated existing valve vault and building
 - Construction of new controls, control building and associated piping to connect the new storage tank to the existing distribution system
- Route 10 Replacement
 - Replacement of varying sizes of main from 4” to 10” with approximately 9,150’ of 10” cement lined ductile iron mains including an approximately 2,500’ extension of a new 10” main south of Grant Place to Railroad Ave.
- River Street Replacement
 - Replacing 1,600 total linear feet of 10” main between Route 10 and Campagna Drive.
- West Main Street Replacement
 - Replacing 1,000 total linear feet of 4” line with a new 8” main from Route 10 to existing 10” main near Holly Tree Lane.
- West Main Street Looping

- Looping approximately 300 linear feet of main at the north end of West Main Street to connect the existing dead-end line (10" main) extending up Windemere.
- Grant Place Replacement
 - 0325 total linear feet of main replacement of 4" with 10" cement lined ductile iron pipe between Route 10 and West End Ave.
- Railroad Avenue Extension
 - 600 total linear feet of new main to extend to existing 8" main near the wastewater treatment plant.
- South Delaware (Buntline to Village View) Replacement
 - 1,200 feet of main replacement of old 4" line with new 8" line from Valley View to existing (new) 8" line on Buntline Road.
- Churchill Ave Replacement
 - 225 total linear feet of 4" cast iron main replacement with new 6" cement lined ductile iron pipe
- Kirkner Hill Road Replacement
 - 500 total linear feet of 4" cast iron main replacement with new 6" cement lined ductile iron pipe.
- Water Tank New Main
 - 155 total linear feet of 10" main to connect the proposed water storage tank to the existing distribution system and approximately 60 feet of 4" flushing line.

In general, water mains are being upsized (where required) and replaced (along with looping target problem areas identified by Village personnel as having water quality issues such as, frequent blockages, reduced flow, chlorine residual, etc.) to improve deficiencies in the Village's existing system and address identified water quality issues. Similarly, the new water tank volume has been decreased to increase turnover to improve water quality while still being able to handle to meet required fire flow capacity within the system.

Sewer

The entire Village has sewer services.

Other Community Services

- The village shares services with the County and other towns for highway needs.
- New York State maintains Route 23 and 10.
- The Highway Department has a 8-9 year street rehabilitation plan they work from.
- Sidewalks are available at many, but not all streets in the Village. A sidewalk improvement program is initiating with a grant from Robinson Broadhurst. NYS DOT will be doing a survey, and the Village is proposing period lighting and a new streetlight at each corner.
- Village-owned properties include the Village Hall, Highway Shop, old landfill, a barn/shed, and a building on Mt. Utsayantha.
- Solid waste is handled through private haulers who pick up and take trash to the transfer station in Harpersfield. The landfill is in Walton. The Village pays a fee each month to use the transfer station. No other issues are known related to solid waste.
- There is no natural gas available in the Village.
- Cable is available throughout the whole village (Spectrum).
- Verizon has DSL and Clarity Connect does offer wireless service. There is high speed internet offered throughout the Village.

- The Village is served by the Stamford Central School District. The school district has a shared service program with the Jefferson Central School District for art, music, and building maintenance.

ENVIRONMENTAL FEATURES

FLOOD HAZARDS

The West Branch Delaware River flows from north to south through the center of the village, forming the border between the towns of Harpersfield and Stamford within the village. As shown on the Flood Hazard Map (Appendix 1), the US Federal Emergency Management Agency (FEMA) has mapped the 100-year flood hazard area along the West Branch Delaware River, comprising about 36.5 acres within the 809.5-acre village (4.5% of the village). The 100-year flood hazard area appears to impact mostly vacant land, or vacant portions of occupied land, south of Main Street, with the exception of the Supermarket between Main and South Street, and the Stamford Farmer's Cooperative on the south side of South Street. North of Main Street, the flood hazard area appears to be contained within the rear yards of commercial, community service, and residential uses between River Street and Roosevelt Ave. At the point the West Branch Delaware River crosses River Street, however, there are four residential homes that appear to be fully within the 100 year flood hazard area.

STEEP SLOPES

There are pockets of steep slope areas (over 15% slope) scattered throughout the village. As shown on the Steep Slope Map (Appendix 1), the most significant of these are associated with the ridge that extends southwest from Bald Mountain. While the ridge itself is broad and flat, there is a steep drop-off on vacant land behind the residences east of Roosevelt Ave., and another drop-off on agricultural land behind the residences north of Prospect Street.

WETLANDS

DEC has identified 25 acres of NYS regulated wetlands within the village. As shown on the Wetlands Map (Appendix 1), the most extensive of these are found on the Buntline Nature Preserve property, and the rear portion of the Assisted Living Facility, west of South Delaware Street. These wetlands drain to the southwest, into the West Branch Delaware River. There is another ~2-acre wetland mapped along the West Branch Delaware River on village owned property to the rear of the tennis courts.

The US Fish and Wildlife Service (FWS) has mapped additional federally regulated wetlands within the village. Most of these are classified as riverine, and are associated with the West Branch Delaware River and the small tributaries that feed into it. These wetlands include drainage from the Rexmere Ponds on the west side of the village, and Boardwalk Pond to the east.

AGRICULTURE AND FORESTED LANDS

As shown on the Agriculture Map (Appendix 1), there are 5 parcels of land comprising 166 acres that are classified as agricultural in the village. All of these parcels, with the exception of a 1-acre nursery on Railroad Ave., are in Delaware County Agricultural District #1. The largest of these properties (83 combined acres) is the Ecklund farm, located on the broad flat ridge extending southwest from Bald Mountain. A 66-acre agriculture class parcel owned by Delair Enterprises at the south end of the village appears to be mostly woodland, and contains extensive riverine wetlands and hydric soils (see the Wetland Map, Appendix 1). A 16-acre agriculture class parcel owned by Prospect Enterprises is located on the east side of the village, south of Main Street. This parcel is nearly all open land.

All of the prime farmland soils found in the village have been developed, or are no longer in active agricultural use. The Ecklund and Delair properties contain nearly 100% soils of statewide importance, and the Prospect property appears to be about 50% soils of statewide importance.

The Aerial Photograph (Appendix 1) shows that there are many parcels of land that remain forested. Some of that forested land is on steep slopes or other less developable lands. Further, some of that forested land is owned by the Village, and thus offers opportunities for development and implementation of improved forest management.

CATSKILL WATERSHED CORPORATION

The Catskill Watershed Corporation is a local development corporation established to protect the water quality in the New York City Watershed West of the Hudson River (WHO), to preserve and strengthen communities located in the region; and to increase awareness and understanding of the importance of the NYC water system. 90% of the 1.3 billion gallons of water consumed daily by NY City residents comes from six reservoirs in the five-county Catskill Mountain/Delaware River region.

The New York City Watershed Memorandum of Agreement imposes several regulatory challenges on the Village: the Watershed Rules and Regulations and the Total Maximum Daily Load (TMDL) process for New York City reservoirs.

COMMUNITY ORGANIZATIONS

The Village has many community organizations working in and for the Village. These groups work to enhance economic opportunities, assist in housing, offer religious and community services, and recreation. These include:

- Catskill Watershed Corporation
- Christmas Feeling Fund – clothes, toys, food for the needy
- Churches (Baptist, Methodist, Lutheran, Presbyterian, Catholic, Jehovah's Witness)
- C.O.R.E. Values
- Friends of Music – advances concerts and music appreciates
- Girl Scouts – meet at the school
- Greater Stamford Area Chamber of Commerce
- Greater Stamford Area Trust – a 501-c-3 organization
- Stamford Historical Society
- Mommic Grail Foundation – scholarships, co-sponsors block party, does 5K race

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- Mt. Utsayantha Rural Arts League
- Performance Plus (moved to Delhi but has programs in Stamford)
- Relay for Life
- Robinson Broadhurst Foundation
- Rotary Club
- Roxbury Arts Group – not located in the Village, but does programming here
- Stamford Health Care Society – now owns the nursing home but will stay non-profit and will use funds from the sale of the nursing home for health care.
- Stamford Hobart Inner Wheel (Rotarian Women’s Club)
- Stamford Village Improvement Association
- Stamford/Jefferson Cub Scouts
- Western Catskills Community Revitalization Council, Inc.

See the Community and Cultural Facilities Map (Appendix 1) for the location of some of these community organizations and other cultural resources.

HISTORICAL RESOURCES

See the Cultural and Cultural Resources Map (Appendix 1). The Village’s rich history has significantly shaped its unique character. During the 1700s, early settlers were involved in trapping and farming. By the 1800s, Stamford had developed into an agricultural distribution center. Stamford Village is home to the historically significant Sheffield Farms.

In 1892, Sheffield Farms constructed the first commercial milk pasteurization plant in the USA at their creamery in Bloomville. Multiple creameries were located along the rail lines in the Town, creating a large network of successful dairy industries.

Completion of the Ulster and Delaware Railroad in 1872, led to the growth of Stamford as a resort destination. By 1900, there were approximately 50 guesthouses, hotels and rooming houses operating in the Village including the Rexmere, Westholm, Stamford Inn, and Delaware Inn.

In addition to the railroads, Stamford had several other major trading or transportation routes. Indian villages were located extensively around Lake Utsayantha and the old trails were used to trade with the settlers in the Schoharie Valley. The Catskill Turnpike, chartered about 1800 as a NYS road, went from Catskill to Unadilla and followed much of present day Route 23.

Local historic sites include Mt. Utsayantha (the mythical burial site of Princess Utsayantha), local cemeteries, local churches (Hobart Episcopal 1801) and Township Methodist Church (1823). Mt. Utsayantha is the highest peak you can drive to in the Catskills.

Stamford was a prime vacation destination for the affluent from New York City as well as wealthy families from Cuba and South America. During its heyday, Stamford was known as ‘The Queen of the Catskills’ for its rich assortment of tourist homes and hotels. With the advent of the automobile, the resort business in Stamford

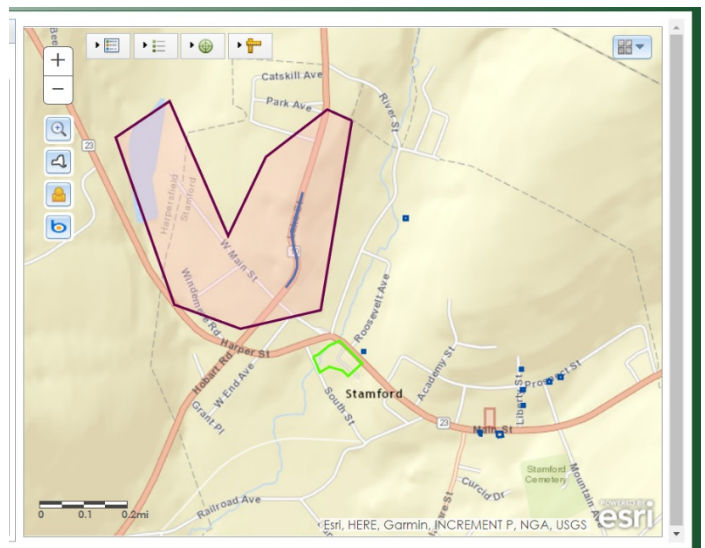


Figure 3: Village of Stamford National Historic District

declined and was essentially over by the conclusion of World War II. The legacy of Stamford's resort past can be seen in the many large homes in Queen Anne, Victorian and other architectural styles. Many of the homes have been converted to business use or have been divided into apartments. Many are in need of significant repair and rehabilitation.

There is one national historic district currently established in the Village (The Churchill Park Historical District). This district, listed in both the State and National Register of Historic Places includes 56 listed buildings along Lake, Harper, W. Main, Van Dyke, West End Avenues, Windermere, and Holly Tree Lane. This area represents late Victorian and late 19th and 20th Century revivals. The district was laid out in 1895 by Dr. Stephen Churchill and Dr. E. L. Bristol. Dr. Churchill was a prime promoter of the tourist industry in the Village with the creation of Churchill Park, dominated by the Rexmere Hotel.

There are two cemeteries in Stamford: The Stamford Cemetery and Sacred Heart Cemetery. There is a historic cemetery on Main Street as well.

The train station is not listed on the Historic Register but is an important historic building, now used as a visitor center.

STAMFORD VILLAGE LIBRARY

The library on Main Street has been serving the community since 1907. It is a member of the Four County Library System and has access to thousands of books, e-books, audio books, and more. Chartered under the NYS Board of Education, it is a private, not-for-profit having financial support from tax payers, Towns of Hapersfield and Jefferson, the Robinson Broadhurst Foundation, elected officials and many contributors. In 2014, there were 1,762 library cards in use and over 15,000 users. The library provides free computer and wi-fi usage. Many programs for all ages are offered and

RECREATIONAL RESOURCES

See the Community and Cultural Resources Map and the Regional Community and Recreational Resources Map (Appendix 1). There is an abundance of recreational resources in the Village ranging from ball fields and courts to hiking and biking trails. These unique four-season assets include:

- Archibald Field – includes basketball, soccer, picnic, grandstand and parking areas.
- Boardwalk and brook trout pond in the Mace Cold Spring Wetlands Preserve recreation area along Prospect/Cold Spring streets.
- Catskill Mountain Education Center – owns the Rexmere property and supports education. There are 8 acres of land at this location.
- Catskill Scenic Rail Trail – a 26-mile rail trail.
- Dog Park – being planned now at the corner near the tennis courts.
- Fishing access sites.
- Headwaters Trail
- Indian Trails Park includes a pool, basketball, handball, tennis, skating, and dog park (newly constructed)
- Library
- Little League Field
- Michael Kudish Nature Preserve above cemetery outside village
- Mt. Utsayantha – a 20-acre area for hiking, hang gliding, picnicking, fire tower. This is one of two places in the Catskills that allow vehicles to the top of the mountain. This area is outside the Village boundary, but owned by the Village. It is a significant natural, scenic, and recreational area.
- New York City Watershed lands nearby.
- New York State Forest Preserve lands nearby.

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- Rexmere Ponds
- Ski areas at Windham and Hunter Mountain nearby in Plattekill
- Snowmobile trails – groomed trails enter the Village and has a parking area.
- Stamford Shooting Club – on Decker Road
- Summer Camp is offered in the Village
- Tennis Court
- The trails up the hills (Headwaters Trails). These are very user friendly, good for mountain biking, and all accessible from within the Village.
- Travis and Blazer Ponds on Route 10. These are privately owned, but open to the public for camping, canoe/kayak and with good parking there.
- Veterans Park – This location is currently undergoing an upgrade and will have upgraded electrical service.
- Within the Village limits there are several forested areas.

The following description is from the 2008 Village of Stamford Comprehensive Plan:

As befits a community located in the midst of great natural beauty, Stamford is blessed with a wealth of recreation facilities. The Village owns a park of approximately 20 acres on top of Mt. Utsayantha. Rexmere Lakes is a park located at the west end of the village. It has two lakes that support fishing. The park also has an attractive walking path with a lovely sitting area.

Veteran's Park is located at Railroad and Main Street. This park has a veteran's memorial and invites resting and sitting.

Indian Trail Park is located on South Street. It has a swimming pool, tennis and basketball courts, as well as a playground.

Archibald Field Park is located on Route 10 north of the Village. There is a baseball field, the outfield of which may be converted to a soccer field in season, picnic tables, grills and space for community events such as a circus and music festivals.

The village was given 12.5 acres of land surrounded by Buntline Drive, Railroad Avenue, and South Delaware Street, by the late Dr. Dean Graham. Ten acres of this land will be used as a nature park in Dr. Graham's memory. The village has purchased 3.5 acres of marshland between the Catskill Scenic Trail and Prospect Street, now called the Mace-Cold Spring Wildlife Reserve.

In addition to the Village's facilities, there are a number of other recreation opportunities in the immediate vicinity. The Catskill Revitalization Corporation owns and maintains the Catskill Scenic Trail. This trail lies on top of the former rail bed of the Ulster and Delaware Railroad. This trail is 26.5 miles long and passes through seven towns and two counties, including the Village of Stamford, with connections to the challenging Utsayantha Mountain trails, Archibald Park trails, and historic landmark sites. The trail is relatively flat and is a hard-packed surface that permits hiking, biking, horseback riding, and cross-country skiing.

The trail has many access points with parking in Stamford, Hobart, and Bloomville. Stamford is at the peak of the trail with a moderate downhill grade in either direction. The change in elevation for the entire trail is only 400 feet. The Catskill Scenic Trail shares its use with walkers, hikers, joggers, horseback riders, and in the winter season, cross-country skiers.

In 2002 an ad hoc committee began the process of restoring and redeveloping the village-owned park at the summit of Mt. Utsayantha. The concept called for restoring the DEC Fire Tower, the Observation Building and the

hiking trails on the mountain. The full plans included rest room facilities, appropriate signage, educational kiosks, and improved parking. Some of these amenities have been implemented.

SAFETY AND EMERGENCY RESOURCES

- State Police and Sheriff provide police protection.
- EMS is provided by the Stamford Fire Department and Cooperstown Ambulance.
- A Stamford Joint Fire and Ambulance District has been formed with 5 nearby towns and they will assume all the equipment for both fire and ambulance. They have 25 active members and are backed up by Cooperstown Medical Transport.
- Local fire departments also provide mutual aid.
- Hospitals include Fox in Oneonta, and Bassett in Cooperstown.
- There is a Bassett medical clinic in the Village, currently under review for either new staff or possible closing.

APPENDIX 3: DETAILED STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS



The following list is a full accounting of the strengths, weaknesses, opportunities and threats identified through public input and data collection about the Village. Topics below in green and italics are those features that were commonly identified from public input received. Each list is presented alphabetically and not in priority order.

STRENGTHS

- 100 businesses in Town – only location within 25 miles having local retail such as grocery, pharmacy, liquor stores
- Access to urban areas in region
- *Architecture/Victorian Homes*
- Continuity of family and family history here
- DEC office here
- Environmentally pristine/ Fresh air/ Clean water and air/we are at source of W. Branch of Delaware River
- Flag Day parade
- Friendliness
- *Good school facilities and programs*
- Good zoning
- Great vacation and second home spot
- Hi speed cable in whole village/wifi/broadband
- *High quality of life*
- *Historic and rich history/ National Register District*
- Housing stock is available
- In NYC Watershed – has some benefits to region
- Law enforcement presence in Village
- Library
- Local jobs available (AudioSears, Stamford Central School, Catskill Craftsmen, etc)
- Nursing home/long term care located in Village
- Peaceful/quiet
- Programs to update sidewalks and lighting are ongoing
- Quaintness
- *Recreation facilities (Archibald Field, Mt. Utsayantha, Veterans Memorial Park, Mase Cold Spring, Catskill Scenic Trail, Little League Field, Headwaters Trail, pool, Indian Trail Park, golf, horses, hiking, biking, running, skiing)/easy access to these resources*
- Rexmere property

- *Robinson Broadhurst Foundation and other foundations/ Multiple organizations and community groups support economic, recreation and cultural resources/ Stamford Village Improvement Association*
- Rural, small town feeling
- *Scenery/topography/scenic/lovely setting*
- Seasons/ cool summer weather
- Supermarket is in Village
- *Traffic flow not excessive*
- Two state roads – transportation links
- *Variety of services are offered in Village*
- Volunteer fire and rescue services
- Wastewater infrastructure is renovated/water and sewer is available in Village

WEAKNESSES

- A small farmers market here – local farmers go to Delhi instead
- Aesthetics of Main Street is poor and dilapidated buildings
- Aging population has large implications for future needs and public services
- Barriers to change include lack of funding, lack of manpower, lack of marketing and promotion, lack of knowledge about the opportunities that do exist in Village
- Buntline Drive lacks sidewalks and lighting but many people walk there
- Decreasing number of jobs in area
- Demographic changes reflect difficult conditions in Village including decreasing population, increasing population age, increasing poverty rate, more poverty in younger ages and single female-headed households, lower average household income levels
- *Derelict buildings especially on the Harpersfield side of village – blighted buildings*
- Difficult for people to get to Stamford from downstate due to lack of public transportation opportunities
- *Drug problem*
- Fewer seasonal residents buying houses – loss of income to contractors and spending money locally
- Grand hotel era is finished
- High poverty rate
- *High taxes and unfair rates between Stamford and Harpersfield*
- Housing is less affordable due to decreasing household incomes and increasing cost of housing (owned and rentals)
- Indian Trail Park needs updating (the pool)
- Kids go elsewhere for recreation
- Lack of awareness of recreational resources that are in the Village related to lack of signage and marketing of them
- Lack of bathroom facilities and lighting along trails make it harder for trail users
- Lack of a community center/lack of community events

- Lack of identity/branding, marketing and promotion
- Lack of information on and capacity for carrying out revitalization efforts
- Lack of lighting at Little League Field limits use of that resource
- Lack of local enforcement leads to dilapidated buildings
- Lack of parking and good signage for recreational resources that do exist
- *Lack of lodging limits tourism*
- Lack of planning for green spaces on Main Street (including tree islands along sidewalks)
- *Lack of tourism even though there are many unique opportunities*
- Lack of young people and families moving to area
- *Litter and garbage needs cleaning up*
- Losing old Victorian style architecture that contributes to Village character
- *Loss of economic opportunities/lack of retail and restaurants/ many businesses here but not many that draw from outside. Surviving inside our own market area/ no jobs here/lack of customers for local/ Lack of products that get exported to other places /loss of professional services (lawyer, doctor, CPA, etc)*
- Loss of health care access, health care providers, facilities, and ambulance services
- *Lack of definitive information on population levels*
- Need non-income controlled senior citizen housing opportunities
- No easy public transportation
- Not enough mid to high end apartments or housing to rent. A perception that there is too much low-income housing changes attitudes about Village.
- Nothing to get younger people to stay here
- NYC watershed limits industry growth (especially for farm products)
- Percent of special needs kids increasing
- Rexmere Ponds are under-utilized; lack of signage and awareness about them contributes to this
- *Route 10/23 intersection safety and traffic concerns*
- School population is down
- *Sidewalks need fixing/ Brick pavers poor/lack of connections and linkages of important locations*
- Small and unskilled labor force
- The large camp outside of the Village is self-contained and all supplies are met internally thus local businesses do not benefit from it.
- Traffic moves through Village and doesn't stop
- Trails are under-utilized
- Very little marketing – little information about Village in local and regional papers
- Village has locations having soil contamination
- Walking paths at Mount Utsayantha need maintenance
- *Zoning needs teeth and improved standards for development*

OPPORTUNITIES/IDEAS

- Add a page to the website talking about academic excellence
- Ask realtors to be responsible to mow lawn and clean snow if owner is negligent
- Automatic email and phone notification system from Village to residents
 - Buntline Drive sidewalks and lighting
 - Capitalize on charm
 - Capitalize on grand hotel era
 - Capitalize on hiking trails
 - Capitalize on interest in mountain biking
 - Capitalize on Kosher markets
 - Capitalize on local foods, Eklunds
 - Capitalize on Mt. Utsayantha/hang gliders
 - Capitalize on need for more restaurants
 - Cleanup buildings and make aesthetic improvements
 - Concentrate on positives that come from being in the NYC Watershed
 - Connect sidewalks to trails
- Continue support of the Stamford Village Improvement Association efforts in beautification of Main Street
- Create an ordinance on property maintenance and protocol on how village handles it
 - Delaware Inn – use as artisan center
 - Develop a campground in the Village or nearby with strong connections to the Village
 - Develop a forest management plan for the woodlands owned by the Village.
 - Develop café
 - Develop community center at Rexmere property and have more community events (movies, theater, dance), has good canoe/kayak access and trails maintained for snowmobiles. Has parking with Route 23 access that can be improved.
- Draw people in that would support hotel/motel
 - Electric vehicle charging stations
 - Emphasize fishing activities for locals and tourists
- Expand Robinson Terrace/Senior living - can add nursing support
 - Expand sidewalk system to make additional loops and connections
- Fix sidewalks/ update old brick pavers
 - Has vacant land available for residential development
 - Increase law enforcement/ enforce zoning laws, etc./ More police presence
 - Increase shuttle service to Oneonta
- Inform the public on what the criteria under which home could be condemned
- Involve DOT in solution to Route 10/23 intersection
- Make business owners responsible for building upkeep and for decaying architecture
- More community service for cleanup – create a new program for this
 - Offer business incentives/ PILOT programs for new businesses/offer first time homebuyer program

- Offer more clarity in zoning related to design expectations and standards, but in a way that doesn't discourage business development.
- Parking and toilets near trails
- Promote history of Village
- Promote internet based jobs in Stamford and take advantage of high quality of life for telecommuters
- Promote nicer apartments to attract more mid to high level incomes
- Promote the school district as a positive for the community
- Provide additional lighting for recreational venues
- Pursue grants for brownfield remediation
- Request revaluation of Harpersfield by the State to do 100% assessment
- Seek funds to hire and support a Main Street manager to market Stamford and provide business support
- Start proactive tax plans to promote more lodging
- Support and find volunteer help for rail trail
- Take advantage of Stamford as a wedding location
- Tap into County resources to support senior citizens
- Trails and biking a huge opportunity for small businesses/need promotion and trail maps
- Underutilized history room at library
- Update infrastructure to address needs of seniors like transportation and sidewalks
- Work with local businesses to develop and market lodging/packages: For example, combine trails and lodging pamphlets, or shops/art for women, or horse farms and lodging

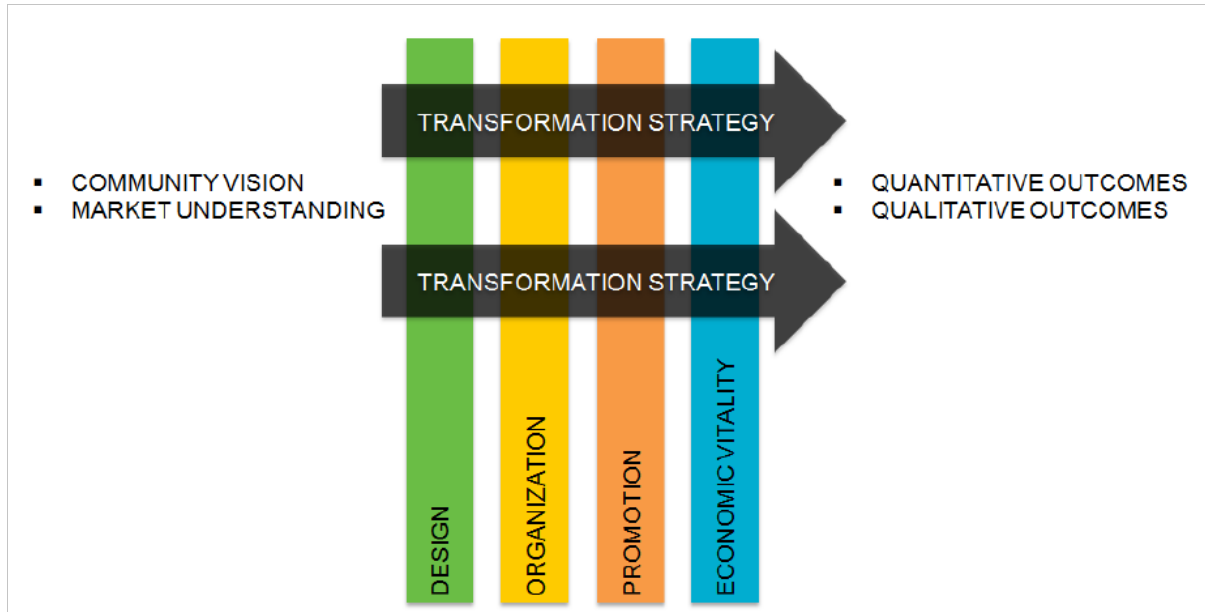
THREATS

- Aging population/changing demographics
- Blighted buildings/poor buildings conditions and aesthetics
- Buying of currently taxable land by non-profit or religious groups could reduce tax base
- Drug problems
- If Mallinkradt were to close that would be a threat to the community
- Internet can also be threat to local retail businesses
- Lack of jobs/economic growth to keep or attract young people here
- Loss of access to health care in Village
- NYC buying land in the region
- Overall high cost of doing business in NYS and taxes

APPENDIX 4: OTHER HELPFUL INFORMATION

THE MAIN STREET APPROACH

It's helpful to think of the Main Street Approach consisting of three tightly integrated components: community visioning and marketing understanding (the inputs), transformation strategies (implemented using the Four Points), and implementation and measurement (the outcomes).



1. Identify the Community Vision for Success

The Main Street Approach begins with creating a vision for success on Main Street that is rooted in a solid understanding of the market realities of the district, and is informed by broad community engagement. Main Street promotes a community-driven process that brings diverse stakeholders from all sectors together, inviting them to be proactive participants in the revitalization process. This essential step provides a foundation for outlining the community's own identity, expectations, and ideals while confirming real and perceived perceptions, needs and opportunities. It also ensures that the vision is a true reflection of the diversity of the community.

2. Create Community Transformation Strategies

A vision of success alone is not enough. Communities must work together to identify key strategies, known as **Community Transformation Strategies** that will provide a clear sense of priorities and direction for the revitalization efforts. Typically, communities will find two to three Community Transformation Strategies are needed to help reach a community vision. These strategies will focus on both long and short-term actions that will move a community closer to achieving its goals.

Work on these strategies would align with the four key areas Main Streets have been using as a guiding framework for over 35 years: Economic Vitality, Promotion, Design, and Organization, known collectively as the Main Street Four Points.



Economic Vitality

Revitalizing a downtown or neighborhood commercial district requires focusing on the underlying Economic Vitality of the district. This work is rooted in a commitment to making the most of a community's unique sense of place and existing historic assets, harnessing local economic opportunity and creating a supportive business environment for small business owners and the growing scores of entrepreneurs, innovators, and localists alike. With the nation-wide growing interest in living downtown, supporting downtown housing is also a key element of building Economic Vitality.



Design

A focus on Design supports a community's transformation by enhancing the physical elements of downtown while capitalizing on the unique assets that set the commercial district apart. Main Streets enhance their appeal to residents and visitors alike with attention to public space through the creation of pedestrian friendly streets, inclusion of public art in unexpected areas, visual merchandising, adaptive reuse of older and historic buildings, more efficiently-designed buildings, transit oriented development, and much more.



Promotion

Promoting Main Street takes many forms, but the ultimate goal is to position the downtown or commercial district as the center of the community and the hub of economic activity, while creating a positive image that showcases a community's unique characteristics. This can be done through highlighting cultural traditions, celebrating and preserving important architecture and history, encouraging local businesses to market cooperatively, offering coordinated specials and sales, and hosting special events aimed at changing perceptions of the district and communicating to residents, investors, businesses, and property-owners that this place is special.



Organization

A strong organizational foundation is key for a sustainable Main Street revitalization effort. This can take many forms, from a standalone non-profit organization, to a special assessment district, to a program housed in a municipality or existing community development entity. Regardless of the organizational type, the focus is on ensuring that all organizational resources (partners, funding, volunteers, etc.) are mobilized to effectively implement the Community Transformative Strategies.

3. Impact and Measurement

To succeed, Main Street must show visible results that can only come from completing projects – both shorter and longer-term activities that add up to meaningful change. Activities aligned with shorter-term strategies focus on highly visible changes that are a reminder that the revitalization effort is under way and succeeding, helping to secure buy-in from community members and rallying volunteers. Placemaking strategies – those actions which focus on what can be achieved “lighter, quicker, and cheaper” are particularly effective and important in energizing the community and demonstrating short-term progress.

While shorter-term, highly visible activities are critical to Main Street’s success, communities must also sustain focus on implementation of longer-term projects and activities that are the building blocks for substantial change over time. Identifying milestones for these longer-term projects can be important in creating a sense of forward momentum and reinforcing to the community the need for sustained focus on revitalization efforts.

Coinciding with implementation is an equally important focus on measuring progress and results. Healthy Main Streets are built on a commitment to measure outcomes. We live in a time where public resources are scarce, and competition for private resources is fierce. Main Streets must be able to demonstrate the wise use of resources, which translates to real change on the ground: new jobs added to a Main Street, new businesses open, buildings redeveloped, and numerous other metrics of success. The National Main Street Center, together with our network of over 45 Main Street Coordinating Partners, works to make measuring results on Main Street easier and accurate.

POTENTIAL MAIN STREET DESIGN STANDARDS

Context and Compatibility. These standards and guidelines establish an expectation that new development is similar in context and compatible with existing development. Context and compatibility with respected neighborhood buildings can be judged by the following major points of comparison:

1. Roof shapes, slopes and cornices are consistent with the prevalent types in the area.
2. Rhythm of building spacing along the street and overall scale are not interrupted.
3. Proportions for facades and window openings are in harmony with the traditional types within the district.
4. Materials, textures, and colors are similar, with natural and traditional building materials preferred.
5. Site details (porches, entrances, signs, landscaping, lighting, screened parking and mechanical systems) complement traditional examples in the area.

Building Placement.

1. Buildings shall be designed so that entrance doors and windows, rather than blank walls, garages, side walls or storage areas, face the street. Blank walls for commercial applications are discouraged but may be allowed at the discretion of the Planning Board under certain circumstances such as when the structure is along an alley or when facing another blank wall.
2. The front façade of the building shall be parallel to the main street unless traditional orientation of buildings on that street differs for the majority of buildings.

Building Scale.

1. The scale and mass of buildings shall be reviewed by the Planning Board during Site Plan Review and determined to be compatible with that of adjacent and nearby buildings as viewed from the all exposed (public) vantage points.
2. In order to minimize the apparent scale of buildings greater than 40' in width, facades facing the main street should be broken by periodic setbacks, façade breaks, and rooflines should include offsets and changes in pitch. Other design features such as porches or cupolas, window bays, separate entrances and entry treatments, or the use of sections that may project or be recessed may also be used.

Building Façades

1. Exterior materials of new construction shall be compatible with those traditionally used in the area and may include wood or wood-simulated (clapboard, board and batten or shingles, vinyl, red common brick, natural stone, and man-made or processed masonry materials if they simulate brick or stone and have the texture and architectural features sufficiently similar to that of the natural material to be compatible). Primary façade materials such as stucco, sprayed-on textured surface finishes, modular metal panels, and concrete blocks are not permitted.
2. The front facade of the principal building on any lot shall face onto a public street.
3. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

4. New buildings should relate to the surrounding context to form a unified sense of landscape in each district. Repetition of design in multiple building projects should be avoided.
5. Formula-based architectural styles. All businesses, including commercial franchise or formula-based businesses shall meet all design standards of this Zoning Law. Formula-based architectural styles including, but not limited to uniform color schemes, facades, or signage shall be allowed provided it is of a style consistent with the design standards of this sub-section. In order to protect the public health, safety and welfare of the Village, this provision is intended to preserve unique neighborhood and community character and to contribute to the establishment of a diverse economy and revitalized hamlets as established as critical goals in this Plan
6. When more than one building is proposed per parcel, monotony and similarity shall be minimized through use of changes in façade planes, use of porches, varying roof orientation, roof styles and articulation, building orientation, and trim detailing.

Roof Types and Materials

1. Roof types shall be consistent with adjacent buildings. Mansard roofs are not allowed.
2. Peaked or slope roof dormers and cupolas are encouraged.
3. Roofing materials of slate, metal, asphalt or fiberglass shingles or cedar shakes or composites that have the same appearance as these materials are acceptable.
4. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements that define the front entrance to all residences are encouraged.
5. Multiple buildings within a development shall have a variety of different roof overhang profiles, proportioned to replicate a traditional downtown street-front rhythm.

Windows

1. The spacing, pattern and detailing of windows and window openings shall be reviewed by the Planning Board during Site Plan Review and determined to be compatible with adjacent buildings, including historic buildings, where possible.
2. The relationship of the width of windows to the height of windows in a building shall be visually compatible with adjacent buildings.

URBAN FORESTRY TOOL KIT

To aid the Village of Stamford in protecting and managing woodlands located within the Village, the following information on urban forest management is provided. For full details on creating an urban forest management plan see www.ufmptoolkit.net.

Guiding Questions

Urban Forest Management Plan Toolkit

PLANNING STEPS

Pre-planning

WORK PLAN

The work plan information that you gather will be included in the "Introduction" part of the UFMP. See sample **Table of Contents** of UFMP

Why do you need to develop a plan?

Who are the people whose support you will need?

Where will the geographical limits be?

What areas/trees will be addressed?

When will the plan be developed, and how long will the plan cover?

How is the plan going to be developed? (e.g. personnel - funding)

Plan Development

URBAN FOREST MANAGEMENT PLAN

Vision

What do you want?

Inventory and Assess

What do you have?

Collect data to understand the current state of the urban forest and its management.

Strategic Plan

How do you get what you want?

Analyze data and identify issues and trends over time.

Prioritize needs and opportunities.

Goals, objectives, actions based on your vision and analysis.

Implementation (Action) Plan

Who will take action and when?

Monitoring Plan

How will you know when you're achieving your goals?

Compile the documents for public review, revise as needed, and obtain approval. See sample **Table of Contents** of UFMP.

Post-planning

ADAPTIVE MANAGEMENT

Monitor, evaluate progress, and revise as needed. *Are you getting what you want?*

Next: Develop a Work Plan

MODELS: BLIGHTED BUILDING LAW AND VACANT BUILDING REGISTRY

Chapter 133. Building Construction

Part 2. Building Construction

Article XIA. Vacant Building Registry

[Added 2-7-2000 by Ord. No. 51.82.98^[1]]

[1] *Editor's Note: This ordinance provided for an effective date of July 1, 2000. This ordinance also renumbered former Art. XIA, Carbon Monoxide Detectors, consisting of §§ 133-78.1 through 133-78.11, as Art. XIB, §§ 133-78.8 through 133-78.18, respectively.*

§ 133-78.1. Legislative findings and purpose.

[Amended 12-19-2011 by Ord. No. 49.82.11]

It is the finding of the Common Council that buildings which remain vacant, with access points boarded over, are unsightly, unsafe and have a negative effect on their surroundings. This is particularly troublesome in residential and neighborhood commercial neighborhoods. Unfortunately, many buildings, once boarded, remain that way for many years. The purpose of this article is to establish a program for identifying and registering vacant buildings; to determine the responsibilities of owners of vacant buildings and structures; and to speed the rehabilitation of the vacant properties. Buildings which become vacant due to foreclosure or that are vacant when foreclosed upon present additional problems. It is often more difficult to secure compliance with this chapter when the property is owned by a bank or mortgage company located in another jurisdiction. As the number of vacant properties increases due to foreclosure, the maintenance of vacant buildings becomes even more critical.

§ 133-78.2. Definitions.

Unless otherwise expressly stated, the following terms shall, for the purpose of this article, have the meanings indicated in this section:

ENFORCEMENT OFFICER

A duly authorized representative of the Department of Fire, Emergency and Building Services.

OWNER

Those shown to be the owner or owners on the records of the City of Albany Department of Assessment and Taxation, those identified as the owner or owners on a vacant building registration form, a mortgagee in possession, a mortgagor in possession, assignee of rents, receiver, executor, trustee, lessee, other person, firm or corporation in control of the premises. Any such person shall have a joint and several obligation for compliance with the provisions of this article.

SECURED BY OTHER THAN NORMAL MEANS

A building secured by means other than those used in the design of the building.

UNOCCUPIED

A building which is not being used for an occupancy authorized by the owner.

UNSECURED

A building or portion of a building which is open to entry by unauthorized persons without the use of tools or ladders.

VACANT BUILDING

A building or portion of a building which is:

- A. Unoccupied and unsecured;
- B. Unoccupied and secured by other than normal means;
- C. Unoccupied and an unsafe building as determined by the Department of Fire, Emergency and Building Services;
- D. Unoccupied and has multiple housing or building code violations;
- E. Illegally occupied;
- F. Unoccupied for a period of time over 365 days, and during which time the enforcement officer has issued an order to correct code violations.

§ 133-78.3. Vacant building registration.

- A. The owner shall register with the Division of Buildings and Regulatory Compliance not later than 30 days after any building in the City becomes a vacant building or not later than 30 days after being notified by the Divisions of Buildings and Regulatory Compliance of the requirement to register. The Division may identify vacant buildings through its routine inspection process as well as through notification by residents, neighborhood associations and other community groups that a building may be eligible for inclusion on the registry.

[Amended 1-7-2008 by Ord. No. 65.72.07; 2-4-2013 by Ord. No. 33.101.12]

- B. The registration shall be submitted on forms provided by the Division of Buildings and Regulatory Compliance and shall include the following information supplied by the owner:

[Amended 12-19-2011 by Ord. No. 49.82.11; 2-4-2013 by Ord. No. 33.101.12]

- (1) A description of the premises.
- (2) The names, addresses, copy of driver's license, social security number, and telephone numbers of the owner or owners.
- (3) If the owner does not reside in Albany County or any adjoining county, the name, address, copy of driver's license, social security number, and telephone number of any third party with whom the owner has entered into a contract or agreement for property management.
- (4) The names and addresses of all known lienholders and all other parties with an ownership interest in the building.
- (5) A telephone number where a responsible party can be reached at all times during business and nonbusiness hours.
- (6) A vacant building plan as described in Subsection C.
- (7) Provide a cash bond acceptable to the Enforcement Officer, in the sum of not less than \$10,000, to secure the continued maintenance of the property throughout its vacancy and reimburse the City for any expenses incurred in inspecting or securing such building when such building is not in compliance with this article.
- (8) Incomplete registration forms will not be accepted, and if the lack of compliance results in nonregistration of the building, the owner can be prosecuted under § 133-80.

- C. The owner shall submit a vacant building plan which must meet the approval of the Enforcement Officer. The plan, at a minimum, must contain information from one of the following three choices for the property:

[Amended 1-7-2008 by Ord. No. 65.72.07; 12-19-2011 by Ord. No. 49.82.11]

- (1) If the building is to be demolished, a demolition plan indicating the proposed time frame for demolition and the proposed time frame for any necessary permitting through the City.
 - (2) If the building is to remain vacant, a plan for the securing of the building in accordance with standards provided in § **133-68**, if applicable, along with the procedure that will be used to monitor and maintain the property in accordance with Article **XI**, and a statement of the reasons why the building will be left vacant.
 - (3) If the building is to be returned to appropriate occupancy or use, a rehabilitation plan for the property. The rehabilitation plan shall not exceed 365 days, unless the Enforcement Officer grants an extension upon receipt of a written statement from the owner detailing the reasons for the extension. If no building permit has been applied for within the 365 days, the Enforcement Officer will send written notification to the owner of the lack of compliance with § **133-78.3C**. The owner will be required to file an extension with a revised rehabilitation plan and reasons for noncompliance. Failure to respond may result in prosecution as prescribed in § **133-80**. Any repairs, improvements or alterations to the property must comply with any applicable zoning, housing, historic preservation or building codes and must be secured in accordance with § **133-68**, if applicable, during the rehabilitation.
- D. The Enforcement Officer shall provide the owner with a written referral to the Department of Development and Planning for information outlining programs available which may be useful in developing the owner's rehabilitation plan.
- E. All applicable laws and codes shall be complied with by the owner. The owner shall notify the Enforcement Officer of any changes in information supplied as part of the vacant building registration within 30 days of the change. If the plan or timetable for the vacant building is revised in any way, the revisions must be in writing and must meet the approval of the Enforcement Officer.
- F. The owner and subsequent owners shall keep the building secured and safe and the building and ground properly maintained and monitored as provided in Article **XI** of this chapter.
[Amended 12-19-2011 by Ord. No. 49.82.11]
- G. Failure of the owner or any subsequent owners to maintain the building and premises that results in remedial action taken by the City shall be grounds for revocation of the approved plan and shall be subject to any applicable penalties provided by the law.
- H. The new owners shall register or re-register the vacant building with the Enforcement Officer within 30 days of any transfer of an ownership interest in a vacant building. The new owners shall comply with the approved plan and timetable submitted by the previous owner until any proposed changes are submitted and meet the approval of the Enforcement Officer.
- I. Vacant building fees.
- (1) The owner of a vacant building shall pay an annual fee as set forth in Subsection **I(2)** for the period the building remains a vacant building. The fee shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs of the City in monitoring and inspecting the vacant building site. Vacant building registration fees will not be accepted until an application is complete.
[Amended 1-7-2008 by Ord. No. 65.72.07; 12-19-2011 by Ord. No. 49.82.11]
 - (2) The first-year annual fee shall be \$250 and shall be paid no later than 30 days after the building becomes vacant. If the fee is not paid within 30 days of being due, the owner shall be subject to prosecution as prescribed in § **133-80**. If a plan is extended beyond 365 days, subsequent annual fees shall be paid as follows:
[Amended 1-7-2008 by Ord. No. 65.72.07]
 - (a) For the second year that the building remains vacant: \$500;
 - (b) For the third year that the building remains vacant: \$1,000;
 - (c) For the fourth year that the building remains vacant: \$1,500; and
 - (d) For the fifth, and each succeeding year that the building remains vacant: \$2,000.

- (3) The fee shall be paid in full prior to the issuance of any building permits, with the exception of a demolition permit. The fee shall be prorated, and a refund may be issued if the building is no longer deemed vacant under the provisions of this article within 180 days of its registry.
- (4) All delinquent fees shall be paid by the owner prior to any transfer of an ownership interest in any vacant building. If the fees are not paid prior to any transfer, the new owner shall pay the annual fee no later than 30 days after the transfer of ownership, and subsequent annual fees shall be due on the new anniversary date.
- J. The Enforcement Officer shall include in the file any property-specific engineering reports, written statements from community organizations, other interested parties or citizens regarding the condition, history, problems, status or blighting influence of a vacant building.
[Amended 12-19-2011 by Ord. No. 49.82.11]
- K. The purchaser/buyer of any vacant building within the City of Albany shall, at the time of closing, file a new and complete vacant building registration form. The purchaser shall also pay to the City of Albany, at the time of closing, the fees associated with registering such vacant building.
[Added 2-4-2013 by Ord. No. 33.101.12]
- L. The seller of any vacant building within the City of Albany shall, at the time of closing, pay any and all past due vacant building registration fees associated with said building that is being sold.
[Added 2-4-2013 by Ord. No. 33.101.12]

§ 133-78.4. Exemptions.

A building which has suffered fire damage or damage caused by extreme weather conditions shall be exempt from the registration requirement for a period of 90 days after the date of the fire or extreme weather event if the property owner submits a request for exemption in writing to the Department of Fire, Emergency and Building Services. This request shall include the following information supplied by the owner:

- A. A description of the premises.
- B. The names and addresses of the owner or owners.
- C. A statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.

§ 133-78.5. Inspections.

The Department of Fire, Emergency and Building Services shall inspect any premises in the City for the purpose of enforcing and assuring compliance with the provisions of this article. Upon the request of the Enforcement Officer, an owner may provide access to all interior portions of an unoccupied building in order to permit a complete inspection. Nothing contained herein, however, shall diminish the owner's right to insist upon the procurement of a search warrant from a court of competent jurisdiction by the enforcement officer or his or her designee in order to enable such inspection, and the Enforcement Officer shall be required to obtain a search warrant whenever an owner refuses to permit a warrantless inspection of the premises after having been advised of his or her constitutional right to refuse entry without same.

§ 133-78.6. Quarterly reports.

[Amended 1-7-2008 by Ord. No. 65.72.07]

The Department of Fire, Emergency and Building Services shall submit a quarterly report not later than January 15, April 15, July 15 and October 15 of each year to the Mayor and Common Council listing all buildings in the City declared vacant under the provisions of this article, the date upon which they were declared vacant and whether a vacant building registration and vacant building plan has been filed for the building. The report shall additionally include a list of all previously declared vacant buildings, which are no longer subject to the provisions of this article.

§ 133-78.7. Penalties for offenses.

[Amended 4-16-2001 by Ord. No. 4.11.01]

Any person violating any provision of the Vacant Building Registry or providing false information to the Enforcement Officer shall be punished as provided by Chapter **133A** of this Code.

*Town of Huntington, NY
Friday, June 9, 2017*

Chapter 156. Property Maintenance; Nuisances

Article VII. BLIGHTED PROPERTY

[Adopted 7-12-2011 by L.L. No. 21-2011]

§ 156-59. Legislative Intent.

It is the intention of the Huntington Town Board to protect the public health, safety and welfare by authorizing the establishment of procedures to identify, abate and eliminate the presence of blight upon properties throughout the Town.

§ 156-60. Scope; Applicability.

- A. Scope. The provisions of this chapter shall apply to all properties in the unincorporated portions of the Town of Huntington, residential, commercial and otherwise, and constitute the requirements and standards for such property.
- B. Applicability. The provisions of this chapter shall be deemed to supplement applicable state and local laws, ordinances, codes and regulations. Nothing in this chapter shall be deemed to abolish, impair, supersede or replace existing remedies of the Town, county or state or existing requirements of any other provision of local laws or ordinances of the Town or county or state laws and regulations. In case of conflict between any provisions of this chapter and any applicable state or local law, ordinance, code or regulation, the more restrictive or stringent provision or requirement shall prevail.

§ 156-61. Blighted Property Designation.

Blighted Property - The following conditions shall be factors in evaluating whether or not a property is designated as a Blighted Property:

- (A) A determination by a code officer that the property is in a condition which poses a serious threat to the safety, health, or general welfare of the community. (50 points)
[Amended 9-27-2016 by L.L. No. 39-2016]
- (B) The owner of the property has been issued Summonses and/or has been prosecuted for violation(s) of the Code of the Town of Huntington and/or the New York State Uniform Fire Prevention and Building Code for commercial and residential structures, and such violations have not been corrected. (50 points)
[Amended 9-27-2016 by L.L. No. 39-2016]
- (C) The property has attracted or been an instrument of illegal, noxious or deleterious activity as defined in Chapter **50** Public Nuisances and/or in common law. (50 points)
- (D) A determination has been made by the Fire Marshall that the conditions upon the property constitute a fire hazard. (50 points)
- (E) The property is creating a substantial interference with the lawful use and/or enjoyment of other space within a structure/building or within the surrounding neighborhood. (50 points)

(F) The property is found to be unmaintained by the code officer based upon evidence of the persistent and continued existence of the following deleterious conditions:

[Amended 6-17-2014 by L.L. No. 23-2014; 9-27-2016 by L.L. No. 39-2016]

1. Boarded windows, doors, entryways or exits. (5 points)
2. Broken or unsecured windows. (10 points)
3. Broken or unsecured doors, entryways or exits. (10 points)
4. Excessive litter or debris. (10 points)
5. Overgrown grass at least ten (10) inches or higher or other overgrown vegetation or shrubbery. (10 points)
6. More than one (1) unregistered motor vehicle. (10 points) (see § 156-39 (b))
7. Broken, unsecured or in disrepair:
 - (a) Roof (10 points)
 - (b) Gutters (5 points)
 - (c) Siding/shingles (10 points)
 - (d) Chimney (10 points)
 - (e) Shutters (5 points)
 - (f) Accessory structures including but not limited to: decks, sheds, porches, pools, pool houses or cabanas, garages, carports, storage units, front and rear porches, outside statuary, fish ponds. (15 points)
8. Storage of junk vehicles. (15 points)
9. Damaged, unsightly, unsecured or unpermitted signage or awnings. (15 points)
10. Presence of graffiti. (10 points)
11. Broken, unsecured or in disrepair fencing. (10 points)
12. Broken, unsecured or in disrepair outdoor lighting fixtures (5 points)
13. Broken, exposed or hazardously utilized electrical wires, electrical equipment or extension cords. (15 points)
14. Unfinished construction. (20 points)
15. Damaged, dead or fallen trees or limbs. (10 points)
16. Evidence of fire damage to the property which has not been repaired or restored. (10 points)
17. Peeling or deteriorated paint. (5 points)
18. Presence of stagnant water. (10 points)
19. Open or unsecured wells, cesspools or cisterns. (10 points)
20. Presence of vermin, rodent harborage and infestation. (30 points)
21. Presence of any violation identified within this Chapter. (20 points)
22. Presence within/upon an outdoor area of the improper storage of:
 - (a) Refrigerator, washing machine, sink, stove, heater, boiler, tank, other household appliances, boxes or indoor furniture for a period in excess of seventy-two (72) consecutive hours. (10 points)

- (b) Lumber, construction materials, dirt, debris, trash, garbage or uncovered refuse cans, accumulated refuse or garbage in covered refuse cans which is not timely or properly disposed of. (10 points)

Outdoor Storage Exemptions.

- (1) Machinery installed within the rear setback areas for household or recreational use.
- (2) The presence of refuse or trash cans, recycling bins or other debris which has been secured, placed or stored in compliance with this code.

23. Hazardous or dilapidated vacant building or structure. (30 Points)

§ 156-62. Definitions.

For purposes of this article the following words shall have the following meanings:

Blighted Property

Shall mean improved or unimproved property in any zoning district which meets or exceeds a point value of one hundred (100) points as set forth within this article.

[Amended 9-27-2016 by L.L. No. 39-2016]

Blighted Property Inventory List

A list containing properties within the Town which possess an accumulation of blight conditions equaling or exceeding a point value of one hundred (100) points.

Code Officer

Shall mean the Director of Engineering Services, the Director of Public Safety, and/or their designees.

[Amended 9-27-2016 by L.L. No. 39-2016]

Defacement

shall mean any mark on the face or surface of, disfigurement, injury, damage or alteration to the appearance of the property without the express permission of the owner or person or entity in control thereof.

Dilapidated

shall mean extreme disrepair such that a structure or dwelling unit or commercial space is unfit or unsafe for habitation or occupancy.

Graffiti

shall mean any inscription, mark or design which has been written, etched, scratched, painted or drawn or otherwise visible upon a premises.

Junked Vehicle

shall mean an unregistered motor vehicle not suitable for operation.

Legal Occupancy

shall mean occupancy that exists by virtue of fee ownership, a bona fide lease agreement, a rent receipt or, if necessary, a utility statement, and which occupancy is in compliance with federal, state local laws, local zoning, local housing, and all other pertinent rules, regulations and codes.

Neighborhood

shall mean an area of the Town of Huntington defined by its residents and its distinctive characteristics.

Registration Fees

An annual fee imposed upon properties which are listed on the Blighted Property Inventory List.

Restoration Agreement

Shall mean a legal and binding agreement between the Town and a given property owner, wherein said property owner proposes to complete specific repairs and/or improvements in order to resolve conditions existing on his or her property as identified by a code officer in accordance with the definition of "Blighted Property." Such repairs and/or improvements shall be outlined on an explicitly fixed timeline and as such will be

offered a full exemption from the annual registration fee outlined in § 156-64(D). The Town Attorney shall have the authority, on behalf of the Town, to execute such Restoration Agreement.

[Amended 9-27-2016 by L.L. No. 39-2016]

Vacant Building or Structure

shall mean a building or structure where no person or persons actually currently conducts a business, or resides or lives in any part of the building or structure as the legal or equitable owner(s) or tenant-occupant(s), owner-occupant(s) or tenant(s) on a permanent, non-transient basis.^[1]

[Amended 6-17-2014 by L.L. No. 23-2014]

Unit

shall mean any space within a building that is or can be rented by or to a single person or entity for his/her/its sole use and is intended to be a single and distinct space.

[1] *Editor's Note: The former definition of "vacant parcel," which immediately followed, was repealed 9-27-2016 by L.L. No. 39-2016.*

§ 156-63. Creation or Maintenance of the Blighted Property Prohibited.

No owner, agent, tenant, business entity, voluntary association, nonprofit organization, or person in control of real property located within the Town of Huntington shall allow, create, maintain or cause to be created or maintained, any blighted property.

§ 156-64. Enforcement.

(A) The Code Officer shall be charged with reviewing complaints and conducting investigations in order to determine if blight exists at the subject property.

[Amended 9-27-2016 by L.L. No. 39-2016]

(B) Once a property has been determined to be blighted, the Department of Public Safety shall prepare and send out notification letters to each property owner. Such notice shall be served by personal service upon the owner or person in charge of the affected building or structure; or if no such person can be reasonably found, by mailing said owner such notice by means of certified mail, return receipt requested, and by regular mail, to the last known address as shown by the records of the Town Assessor; and by securely affixing a copy of such notice upon the door of the affected building or structure.

[Amended 9-27-2016 by L.L. No. 39-2016]

(C) Notice Contents.

(1) The notice must contain a statement of the date(s) upon which an inspection was conducted on the property to determine blight, the address of the blighted property, the specific nature of the blight, a copy of this local law, the "point rating" review of the premises, the required annual registration fees and the property's placement on the Blighted Property Inventory List. Said notice shall further notify the owner that if no reasonable proof is offered establishing the property does not constitute a Blighted Property, said annual registration fee shall be added to the property tax bill for the premises after thirty (30) days of receipt of said notice.

(2) Any notice to qualifying property owners must also contain an offer of the opportunity to enter into a Restoration Agreement with the Town.

(D) Registration Fees. After thirty (30) days from the date of notice absent proof to the contrary the following registration fees shall be imposed:

(1) A registration fee of five thousand (\$5,000.00) dollars shall be added to the tax bill for any commercial building or property;

- (2) A registration fee of two thousand five hundred (\$2,500.00) dollars shall be added to the tax bill for any residential building or property.
- (E) One Thousand Five Hundred (\$1,500.00) Dollars of the registration costs per property registered on the blighted property list pursuant to § **156-64**, shall be set aside from the general fund and used to create a beautification fund, with the intent of financing the Town's revitalization and anti-blight efforts pursuant to Chapter **158**, entitled "Public Benefit Funds", Article **II**, "Beautification Fund".
[Amended 2-10-2015 by L.L. No. 13-2015]

§ 156-65. Restoration Agreement:

- (A) Property Owner Qualifications. In order to qualify to enter into a Restoration Agreement, the property owner must:
 - (1) Possess or have applied for a valid Certificate of Occupancy or Letter in Lieu as issued by the Town for the subject premises; and
 - (2) Have no other outstanding violations or complaints on file with Code Enforcement.
- (B) Restoration Agreement Contents. All Restoration Agreements shall include a definite plan for the resolution of any condition(s) identified by the code officer pursuant to this article.
[Amended 9-27-2016 by L.L. No. 39-2016]
- (C) Such repairs and/or improvements shall be outlined on an explicitly fixed timeline.
- (D) Registration Fee Exemption. In consideration for entering into a Restoration Agreement with the Town, the property owner will be offered a full exemption from the annual registration fee(s).
- (E) Penalties for Non Compliance with Restoration Agreement Terms. Any property owner who does not complete the repairs and/or improvements outlined in a Restoration Agreement within the established timeline, or any period of extension granted by the Town Attorney, will be subject to the actions described in § **156-67**.
[Amended 9-27-2016 by L.L. No. 39-2016]

§ 156-66. Incentives.

[Amended 9-27-2016 by L.L. No. 39-2016]

Any entity and/or individual that purchases a property registered on the Town's Blighted Property Inventory List may be offered certain incentives from the Town.

- (A) All incentives are at the discretion of the code officer charged with the duty of processing the particular application filed by the purchaser. Said code officer may evaluate any factors, including but not limited to the applicant's liability and other insurance coverage.
- (B) Incentives may include, but are not limited to, up to a twenty-five (25%) percent reduction of building permit and/or land use application fees to be collected by the applicable town department and may include the fast-tracking of applications as may be reasonable under the circumstances.
- (C) Applicants must demonstrate the ability to pay for their proposed projects either through commitment letters for loans obtained from a commercial lender of their selection or by other means.

§ 156-67. Action by Town Board for Failure to Comply or Abate Violations.

- (A) Failure to comply with a Restoration Agreement. Whenever the owners of a property shall fail to comply with an executed Restoration Agreement, the Town Board may authorize the work to be done and shall provide for the cost thereof to be paid from general Town funds as directed by resolution of the Town Board, pursuant to

the authority provided under § 64 and § 130 of the Town Law. Additionally, failure to comply with an executed Restoration Agreement shall result in the placement, or retention of the property on the Blighted Property Inventory List and the imposition of the corresponding annual registration fees applicable for each year that the offending conditions exist or remain.

[Amended 9-27-2016 by L.L. No. 39-2016]

- (B) Authority to abate in the absence of a Restoration Agreement. In the event that an owner and/or occupant of such land or premises shall fail to abate any violation as described in the definition of "Blighted Property" contained herein, the Town Board, after consideration at a public hearing, may declare said premises to be a nuisance and thereafter, the Town shall have the authority to enter onto such premises where such violation exists, to remedy such violation and to charge the cost or expense of such remediation against the owner and establish a lien in the manner provided herein.

[Amended 6-17-2014 by L.L. No. 23-2014]

- (C) Assessment of costs and expenses, liens. All costs and expenses incurred by the Town in connection with the abatement of a violation of this chapter shall be provided to the Town Board by the Code Officer. The total costs and expenses shall then be determined by the Town Attorney, in consultation with the Departments involved, and shall be reported to the Receiver of Taxes as the amount to be assessed against the property, and the expense so assessed shall constitute a lien and charge on the premises on which it is levied until paid or otherwise satisfied or discharged.

[Amended 4-17-2012 by L.L. No. 9-2012; 9-27-2016 by L.L. No. 39-2016]

- (D) Persistent or ongoing blighted properties. Any property previously designated by the Town Board as a "blighted property" and placed upon the blighted property inventory list wherein blighted conditions continue to persist, following a public hearing and upon a determination by the Town Board, will thereafter be deemed as a persistent blighted property. Said persistent blighted property shall be assessed the annual blighted property assessment fee, and the Town will take any and all necessary actions to abate the blighted conditions, upon notice to the property owner by the Office of the Town Attorney by registered or certified mail return receipt requested, and by regular mail, to the last known address as shown by the records of the Town Assessor.

[Added 9-17-2013 by L.L. No. 25-2013; amended 9-27-2016 by L.L. No. 39-2016]

- (E) Demolition. Any "Blighted Property" deemed to be an "Unsafe and Damaged Building and/or Structure" pursuant to Chapter **191** of the Code of the Town of Huntington will follow the procedures set forth in Chapter **191** regarding demolition/emergency work.

[Added 9-27-2016 by L.L. No. 39-2016]