Level of Attainment (Population Aged 25+)	NYS	Sullivan Co.	Rockland
Less than 9th grade	6.5%	4.3%	3.2%
9th to 12th grade, no diploma	7.5%	9.6%	11.4%
High school graduate (includes equivalency)	26.4%	33.3%	34.1%
Some college, no degree	16.1%	19.9%	15.4%
Associate's degree	8.6%	10.5%	11.1%
Bachelor's degree	19.7%	12.3%	13.6%
Graduate or professional degree	15.1%	10.1%	11.3%

Table 6.
Educational Attainment, NYS, Sullivan County, Town of Rockland
2016 Estimates

Household Income

A town's median household income is influenced by many factors, including the number of family members in the workforce, the level of educational attainment, the age-group structure of the town, and of course the availability of employment. As shown in Table 5, Rockland has experienced decreases in those segments of the population that are in their prime working years, ages 20-44. Rockland's median household income is slightly below the average of the surrounding towns and the county's (Table 7). In 2014, New York State's median household income was $59,691 and the United States' was $54,398.

Municipality	Estimate
Hardenburgh (Town)	37,500
Liberty (Town)	39,851
Colchester (Town)	41,010
Andes (Town)	44,750
Rockland (Town)	47,007
Sullivan (County)	49,388
Fremont (Town)	50,221
Neversink (Town)	53,721
Callicoon (Town)	60,375
Denning (Town)	71,000

Table 7.
Median Household Income for Previous 12 months, 2014
for Town of Rockland, Adjoining Towns, and Sullivan County
(in 2014 Inflation-adjusted dollars)

In terms of family poverty status, Rockland's average among area towns and the county was 2.7 percent higher, while the average for Rockland families with related children under 18 years of age was almost 9 percent higher. Compared to the United States for the same period, Rockland's 13.6 percent was 2.1 higher, while the town's 24.5 percent for families with related children under 18 was 6.4 percent higher than the national average.

		Estimate	Percent
Rockland	Families	997	13.6
	w/ related chldrn <18	433	24.5
Sullivan Co.	Families	18060	12.0
	w/ related chldrn <18	7948	21.1
Fremont	Families	399	4.3
	w/ related chldrn <18	175	0.0
Callicoon	Families	852	11.4
	w/ related chldrn <18	385	20.8
Liberty	Families	2293	15.0
	w/ related chldrn <18	1119	23.1
Neversink	Families	1015	5.7
	w/ related chldrn <18	464	4.3
Denning	Families	193	6.2
	w/ related chldrn <18	82	4.9
Hrdnbrgh	Families	42	2.4
	w/ related chldrn <18	9	0.0
Andes	Families	309	13.9
	w/ related chldrn <18	97	21.6
Colchester	Families	529	16.4
	w/ related chldrn <18	224	35.3

Table 8.
Poverty Status of Families for Previous 12 Months, 2010-14

Employment
Examining percentages of the population age 16 years and over in the labor force (Tables 9 & 10), the town of Rockland (64.4%) ranks above Sullivan County (59.8%) and above the average of the eight surrounding towns (54.9%).

TOWN OF ROCKLAND	Estimate	Percent	SULLIVAN COUNTY	Estimate	Percent
Population 16 years and over	3,017	3,017	Population 16 years and over	62,012	62,012
In labor force	1,943	64.4%	In labor force	37,087	59.8%
Civilian labor force	1,943	64.4%	Civilian labor force	37,058	59.8%
Employed	1,728	57.3%	Employed	32,340	52.2%
Unemployed	215	7.1%	Unemployed	4,718	7.6%
Armed Forces	0	0.0%	Armed Forces	29	0.0%
Not in labor force	1,074	35.6%	Not in labor force	24,925	40.2%

Table 9.
Town of Rockland and Sullivan County
Labor Force Participation Rates, 2010 – 2014

		Estimate	Percent
Fremont	Pop. 16+ yrs.	1318	1318
	In Labor Force	736	59.6
Callicoon	Pop. 16+ yrs.	2416	2416
	In Labor Force	1470	60.8
Liberty	Pop. 16+ yrs.	7570	7570
	In Labor Force	4535	59.9
Neversink	Pop. 16+ yrs.	2851	2851
	In Labor Force	1670	58.6
Denning	Pop. 16+ yrs.	528	528
	In Labor Force	275	52.1
Hardenburgh	Pop. 16+ yrs.	164	164
	In Labor Force	88	53.7
Andes	Pop. 16+ yrs.	964	964
	In Labor Force	484	50.2
Colchester	Pop. 16+ yrs.	1599	1599
	In Labor Force	891	44.3

Table 10.
Labor Force Participation Rate
Towns Adjoining Rockland, 2010 – 2014

Unemployment rates in Sullivan County decreased somewhat or held steady until 2018 when the rate dropped from 4.9% to 3.9%. This can be attributed largely to the Resorts World Casino, which opened in the town of Thompson in February 2018 and sought to fill some 1400 jobs. By April, the County enjoyed a 9.3 percent increase in new jobs. With the prospect of a new hotel and waterpark to open adjacent to Resorts World in 2019, the economic outlook for the region was promising, although as of June 2018, income at the casino was reported as being below projections. Summer 2018 is expected to bring an increase in revenues.

	2015	2016	2017	2018*
Sullivan County	5.4%	4.8%	4.9%	3.9%
New York State	5.3%	4.8%	4.7%	3.7%
United States	5.3%	4.9%	4.4%	3.8%

Table 11.
Unemployment Rates
Sullivan County, New York State, and United States, 2015-18
(* through May 2018)
(NYS Department of Labor; U.S. Dept. of Labor)

A prominent characteristic in the county's employment pattern is that of seasonal fluctuation. Shown in Figure 3, the pattern reflects the county's prominence as a tourism and recreation destination. In addition, the large numbers of camps and the influx of seasonal residents have a marked effect on summer employment.

Sullivan County, New York / Unemployment rate

5.3% (Mar 2018)

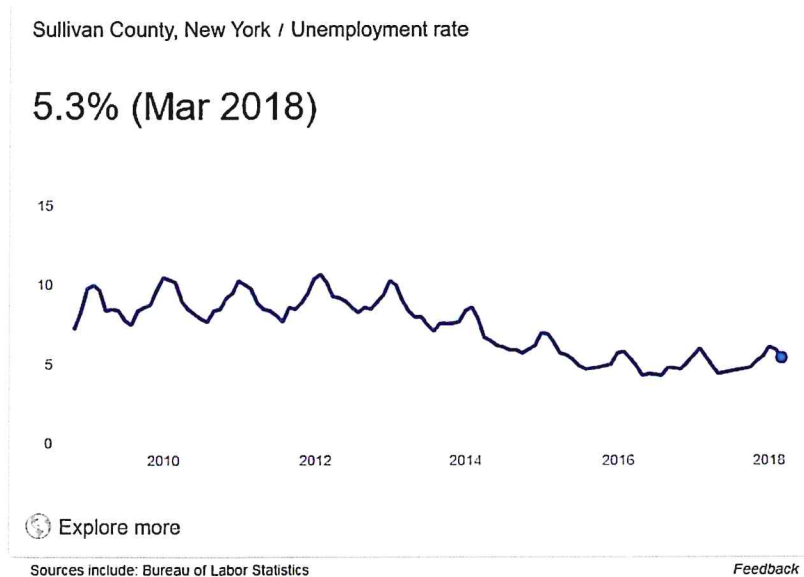Sources include: Bureau of Labor Statistics   Feedback

Figure 3.
Sullivan County Unemployment Rate, 2009-2018
(U.S. Dept. of Labor)

Comparing the share of workers by major industries between Rockland and Sullivan County reveals several consistencies (Tables 12 & 13). Noticeably underrepresented is the industry category "Agriculture, forestry, fishing and hunting, and mining" category. The Top 5 Industries in the town and the county (Tables 14 & 15) also bear similarities, with a noticeable and perhaps expected difference being the higher percentage for Rockland in the "Arts, entertainment, recreation, accommodation and food service" category.

OCCUPATION		
Civilian employed population 16 years and over	1,728	1,728
Management, business, science, and arts occupations	483	28.0%
Service occupations	507	29.3%
Sales and office occupations	388	22.5%
Natural resources, construction, and maintenance occupations	164	9.5%
Production, transportation, and material moving occupations	186	10.8%
INDUSTRY		
Civilian employed population 16 years and over	1,728	1,728
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	168	9.7%
Manufacturing	85	4.9%
Wholesale trade	88	5.1%
Retail trade	192	11.1%
Transportation and warehousing, and utilities	27	1.6%
Information	26	1.5%
Finance and insurance, and real estate and rental and leasing	34	2.0%
Prof., scientific and mngmt; administrative & waste mngmt. services	171	9.9%
Educational services, and health care and social assistance	530	30.7%
Arts, entertainment; recreation; accommodation and food services	239	13.8%
Other services, except public administration	54	3.1%
Public administration	114	6.6%

Table 12.
Town of Rockland Share of Workers by Occupation & Industry (2010-14 Estimates)

OCCUPATION		
Civilian employed population 16 years and over	32,340	32,340
Management, business, science, and arts occupations	9,925	30.7%
Service occupations	7,274	22.5%
Sales and office occupations	7,404	22.9%
Natural resources, construction, and maintenance occupations	4,087	12.6%
Production, transportation, and material moving occupations	3,650	11.3%
INDUSTRY		
Civilian employed population 16 years and over	32,340	32,340
Agriculture, forestry, fishing and hunting, and mining	552	1.7%
Construction	2,711	8.4%
Manufacturing	2,037	6.3%
Wholesale trade	927	2.9%
Retail trade	3,934	12.2%
Transportation and warehousing, and utilities	1,552	4.8%
Information	578	1.8%
Finance and insurance, and real estate and rental and leasing	1,521	4.7%
Professional, scientific, and mngmt., and administrative and waste mngmt. services	2,307	7.1%
Educational services, and health care and social assistance	9,590	29.7%
Arts, entertainment, and recreation, and accommodation and food services	2,651	8.2%
Other services, except public administration	1,596	4.9%
Public administration	2,384	7.4%

Table 13.
Sullivan County Share of Workers by Occupation & Industry (2010-14 Estimates)

Town of Rockland INDUSTRY	Estimate	Percent
Educational services, and health care and social assistance	530	30.7%
Arts, entertainment, recreation, accommodation and food services	239	13.8%
Retail trade	192	11.1%
Professional, scientific, management, and administrative and waste management services	171	9.9%
Construction	168	9.7%

Table 14
Town of Rockland, Top 5 Industries, 2010-14

Sullivan County INDUSTRY	Estimate	Percent
Educational services, and health care and social assistance	9,590	29.7%
Retail trade	3,934	12.2%
Construction	2,711	8.4%
Arts, entertainment, recreation, accommodation and food services	2,651	8.2%
Public administration	2,384	7.4%

Table 15
Sullivan County, Top 5 Industries, 2010-14

Place of Work
Figure 5 and Table 16 do not reveal anything out the ordinary. Additional census data shows that an average of about 5% of the workforce 16 years and older worked at home (for the years 2010-16). With improved internet (or broadband) access – one of the recommendations of this plan – this average could be increased. Rockland is a desirable setting from which to conduct a small business, but reliable, higher-speed internet is an essential requirement, especially among younger "millennial" workers, some of whom have already demonstrated interest in relocating to the town.
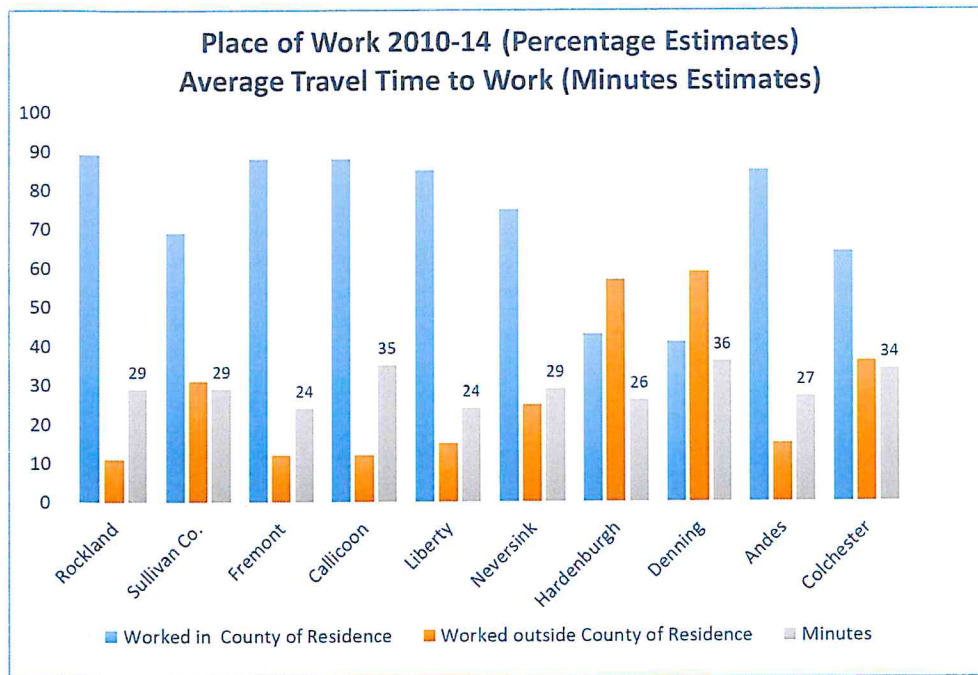
Place of Work 2010-14 (Percentage Estimates)
Average Travel Time to Work (Minutes Estimates)

Figure 5.
Place of Work and Travel Time to Work, 2010-14
Town of Rockland, Surrounding Towns, and Sullivan County

	Estimate
Total:	1,561
Less than 30 minutes	777
30 to 59 minutes	642
60 or more minutes	142

Table 16.
Town of Rockland
Travel Time to Work, 2010-14

COMMUTING TO WORK		
Workers 16 years and over	1,640	1,640
Car, truck, or van -- drove alone	1,346	82.1%
Car, truck, or van -- carpooled	101	6.2%
Public transportation (excluding taxicab)	9	0.5%
Walked	97	5.9%
Other means	8	0.5%
Worked at home	79	4.8%
Mean travel time to work (minutes)	28.8	(X)

Table 17.
Town of Rockland, Means to Work, 2010-14

Tax Rates

	County Tax Rate	Town Tax Rate	School District Rate/ $1000 FV
Rockland	7.89	6.34	Liberty: 30.51 Livingston Manor: 16.37 Roscoe: 14.74
Fremont	7.89	4.08	Roscoe: 14.74 Sullivan West: 15.63
Callicoon	7.89	6.87	Livingston Manor: 16.37 Roscoe: 14.74 Sullivan West: 15.63
Liberty	7.89	9.03	Liberty: 30.51 Livingston Manor: 16.37 Sullivan West: 16.56 Tri-Valley: 18.75
Neversink	7.89	4.47	Liberty: 13.51 Livingston Manor: 16.37 Tri-Valley: 14.74
Hardenburgh		4.91	Livingston Manor: 16.37 Margaretville: 8.50
Denning		5.95	Tri-Valley: 18.75
Andes	5.49	3.49	Andes: 7.22 Delhi: 13.45 Downsville: 9.24 Livingston Manor: 16.37 Margaretville: 8.50
Colchester	5.49	2.74	Downsville: 9.24 Livingston Manor: 16.37 Roscoe: 18.50

Table 18.
Overall Property Tax Rates for Rockland and Adjoining Towns
Fiscal Year Ending 2015
(NYS Office of Real Property Tax Services)

Residential Growth and Housing
Although the population of the town dropped between 2000 and 2010, the number of housing units increased (Table 19). This could be due in part to construction of second homes -- units whose owners are often not reflected in the census for the town. Renovations of existing housing stock that result in additional units may also be a factor. Available data for building permits (Table 20), although not for the same period, indicates a large number of permits but only a small fraction for new homes.

Municipality	2000	2010	Percent Change
Rockland	2475	2755	11.3
Sullivan County	44730	49186	10.0
Fremont	1182	1323	11.9
Callicoon	1797	2003	11.5
Liberty	5350	5495	2.7
Neversink	1960	2045	4.3
Hardenburgh	275	344	25.1
Denning	517	531	2.7
Andes	1326	1459	10.0
Colchester	1587	1822	15.0

Year	Total	1 or 2-Family Dwelling
2013	134	(not available)
2014	192	6
2015	208	5
2016	175	12
2017	174	7

# of Parcels	Residential Prop. Class. Code	Description
1247	210	Single – Family
4	215	Single w/ apt.
47	220	Two-family
8	230	Three-family
253	240	Rural
1	241	Primary w/ ag
150	260	Seasonal
217	270	Manftrd. Housing
10	271	Mobile
27	280	Multi-Purp./Structure
3	281	Multiple
1967	Total Residential	
3604	Total Parcels	

Table 21.
Town of Rockland Residential
Parcels, 2016
Sullivan County Office of Real
Property Tax Services

	Estimate
Rockland	148,000
Sullivan County	168,000
Fremont	192,700
Callicoon	201,400
Liberty	141,700
Neversink	169,700
Denning	223,800
Hardenburgh	241,700
Andes	188,300
Colchester	131,400

Table 22.
Median Value of Occupied
Housing Units
Rockland, Adjoining Towns and
Sullivan County
2010-14

Also of note is that 55 percent of all parcels in the town are classified Residential. Table 21 shows the breakdown by type of residential classification for these properties.

Housing Values
In comparison with other area towns and the county, Rockland's housing values are lower (Table 22). In addition to census data, MLS listings from Roscoe and Livingston Manor (zip codes) for the years 2012 – 2016, show the average sold price for 152 homes was $141,817, while the average asking price for these homes was $157,223. Given Rockland's idyllic setting and easy access to the four-lane highway, values are likely to increase as economic activity does.

Municipality	Occupied	Owner-Occupied	Vacant
Rockland	57.9	70.4	42.1
Sullivan County	61.3	67.0	38.7
Fremont	45.9	79.4	54.1
Callicoon	64.0	79.7	35.7
Liberty	70.7	56.1	29.3
Neversink	71.6	79.8	28.4
Hardenburgh	32.6	76.8	67.4
Denning	44.1	75.2	55.9
Andes	43.3	86.1	56.7
Colchester	49.4	80.3	50.6

Housing Vacancy and Second Homeownership
When examining census data for housing tenure in the town of Rockland and surrounding towns (Table 23), the higher vacancy rates are influenced by "seasonal, recreational, or occasional use", a category that is a subset of vacant housing units. Second homeownership is an important factor in the town and the county. To gather information and learn more about various aspects of second homeowners, Sullivan County Division of Planning and Environmental Management completed the *2008 Second Home Owner Study: Assessing Attitudes, Consumer Behavior, and Housing Tenure among Second Home Owners in Sullivan County.*

Key findings show that Rockland has the third highest percentage in the county of second homes, at 11.2. Property assessment data gathered at the time (for properties with ownership addresses outside the town) reveals 614 properties in the town fell under the 200 Property Type Residential Classification Code (property used for human habitation), while the remaining 38 properties were classified under the 900 code, which includes private hunting and fishing clubs.

The study contains a series of survey results (Figure 6) and offers recommendations "to nurture the second home market." These include:
- Establish a Periodic Think-Tank to Monitor and Discuss Future Trends of the Second Home Industry in the County, and
- Cultural and Public Interest Groups Need to Reach Out Second Home Owners Directly

Such recommendations could be initiated locally, as well as countywide.

V. Travel Behavior and Frequency of Stays

Second Home Use (Number of Days Per Year)

28.2%
120 days or more

34.7%
60-119 days

8.0%
14 days or fewer

29.1%
15-59 days
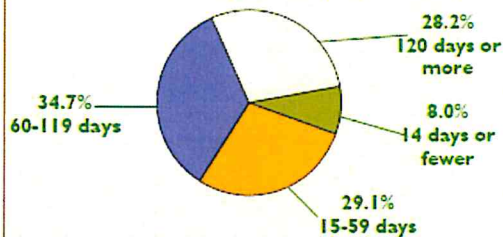
- A majority (58.4%) travel to their second home on Friday, and over half (55.2%) travel in the afternoon. When returning to their primary home, 60.4% leave on Sunday and a similar percentage (64.2%) travel in the afternoon.

- Over 60% make 2 to 5 trips daily while in the County.

VI. Purchasing Behavior and Philanthropic Giving

Goods and Services Most Often Purchased Locally:

- Groceries- 80.5%
- Plumbing- 74.9%
- Hardware & Building Supplies- 61.8%
- Electrical Repairs- 60.7%
- Carpentry Repairs- 55.6%
- Garden Supplies- 57.4%
- Far fewer buy clothing (21.4%), house cleaning services (19.8%), or child care services (0.7%).
- Many second home owners noted the need for quality bakeries and coffee shops with consistent hours.

62.6% of respondents stated that they would consider supporting a local non-profit through a financial contribution, but they need a connection with the organization and the organization's mission must be consistent with their priorities to motivate them to give.

Appendix B

List of Reference Materials

Government Documents

U.S. Department of Agriculture. *2017 Census of Agriculture.*

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Appendix C

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Memorandum

To: Hon. Robert Eggleton, Supervisor
        Town of Rockland, NY

Date: February 16, 2016

Re: *2010 Town of Rockland Comprehensive Plan*

As per your request, I have reviewed the 2010 *Town of Rockland Comprehensive Plan* (the "Plan"). Based on this review, it would be in the Town's best interest to conduct a formal review of the Plan to determine if its information, goals, and strategies remain valid. In part, the review would determine if the underlying data and resulting assumptions upon which the Plan was based are still current. This action would be consistent with good planning practice which recommends that a municipality review and update (if necessary) its comprehensive plan in its entirety every five (5) years.

While I am not a professional planner, a number of places in the Plan would benefit from an update to reflect current information and new ideas. Since the 2010 Plan was finalized, several Sullivan County and regional planning studies have been completed which may offer new information and ideas in areas important to the Town such as transportation, economic development, agribusiness, agricultural protection, and land use planning and zoning for solar projects. Additionally, the results of the 2010 U.S. Census should be incorporated into the Plan which will allow the Town to evaluate changes to the population and its needs. All of this new information may well cause the Town to revise some of the Plan's goals and strategies. In addition, any outdated statements could be revised or deleted. Examples of places in the Plan in need of review and possible revision are listed below. Any update to the Plan would involve, in part, incorporating new information, updating goals and strategies as necessary and recommending any new zoning amendments.

Keeping a comprehensive plan current every five years has become increasingly important in securing State grants and loans. In addition, recent State changes to the Short Environmental Assessment Form under SEQR place increased emphasis on how a plan's vision and goals compare with a proposed project's various elements. In this changed State climate, it would be good planning practice for the Town to review its comprehensive plan at least every five years.

What is a comprehensive plan

A comprehensive plan is a written document formally adopted by the local governing body (such as a town board) that contains the vision, goals and strategies for the future development and conservation of the community. The plan serves as the community's official policy statement relating to land use; natural and historic resources; economic development; housing and other related topics.[1] *A comprehensive plan and attendant zoning code are the blueprints for a community's future.*

The comprehensive plan is not a law in itself nor does it establish regulations. It is a guiding document which must be considered when developing land use regulations, such as zoning. Land use regulations are one of the means by which the plan's vision is implemented and *all* such regulations must be in accordance with the plan. In turn, an adopted plan, in part, gives a municipality more strength and defensibility when making tough land use decisions.

New York State law does not require towns to have a comprehensive plan, however, State law identifies comprehensive planning and the regulation of land use as "among the most important powers and duties" granted by the State to a town government.[2]

Comprehensive plan review and update – why update?

By their very nature comprehensive plans require periodic review because the ideas and information on which they are based may change over time. Conducting a review of the comprehensive plan does not necessarily mean that an update to the plan is warranted. If the review concludes that the plan's ideas and information remain valid, then the process can stop there. If, however, the review concludes that revisions to the plan are necessary, then the update process can commence.

New York State town law specifies that the town board, or by town board resolution, the town planning board or special committee may prepare a comprehensive plan or update thereto. The Rockland Town Board would have to decide how it wants to proceed with the process.

2010 Rockland Comprehensive Plan – why update now?

There are numerous places in the Plan where revisions could be made. Some of these are changes that would incorporate new information and delete outdated statements. Any revisions to the Plan's goals and strategies will require thoughtful consideration of new ideas and current information. Listed below are just a few examples of areas in the Plan that would benefit from review and possible revision. They are as follows:

---

1. New York State Law § 272-a suggests fifteen (15) areas that "may" be addressed in a comprehensive plan along with other topics consistent with a community's orderly growth and development.
2. NYS Town Law § 272-a.

1. <u>The Plan lacks a Vision Statement.</u> A vision statement describes the "ideal" future of the community. It is the platform upon which a plan's goals and strategies are based, so it is a critical part of any plan. An example of a vision statement is as follows:

   In the year 2025 and beyond, the Town of "X" is a community of productive agricultural areas, attractive residential neighborhoods, cohesive hamlet centers, and protected undeveloped lands. These places are suitably connected by accessible regional highways and streets and linked by a network of walkways and trails. The Town offers convenient access to all that the region–including surrounding counties, the New York metropolitan area, and upstate New York–has to offer. "X" is recognized for the continuing legacy of its rich agricultural heritage, the excellence of its schools, the quality of its public safety and community services, the abundance of its historic resources and recreational opportunities, the productivity of its local businesses, and the beauty and health of its natural environment. The exceptional quality of life contributes to the economic growth and prosperity of the Town and the region, assuring that "X" can continue to meet the increasingly diverse needs and expectations of its residents in a fiscally sustainable manner.

2. <u>The information, tables, and any discussion of needs in each section should be updated to reflect current information such as the 2010 U.S. Census demographics, property tax rates, land use maps, and any changing needs of the Town.</u>

3. <u>New conditions need to be factored into the Plan.</u> For example, the State's new Solar PV Community Net Metering program creates a need to incorporate solar language into the Plan and to create zoning regulations specific to solar arrays.

4. <u>Better organize the Plan using *detailed*, stand-alone topic sections each with their own specific recommendations as suggested below.</u> While some of these topics exist in the current Plan, in many cases the discussion is both cursory and thin on recommendations. *In particular, the sections on economic development and agribusiness lack a discussion of the existing business climate and solid actions to be taken in order to attract new businesses and retain existing businesses.*

   Suggested revision to the Table of Contents including new stand-alone sections:

   Section 1 – Introduction
       Purpose
       Vision Statement – <u>new</u>
       Background and Process – <u>new</u>
       Regional and Local Planning Efforts to Date – <u>new</u>
       Content – <u>new</u>
       SEQRA – <u>new</u>

   Section 2 – Setting

   Section 3 – Summary of Socioeconomic Conditions – <u>new</u>

   Section 4 – Natural Resources

   Section 5 – Residential areas – <u>new</u>

   Section 6 – Commercial Mixed Use Areas – <u>new</u>

   Section 7 – Economic Development

   Section 8 – Agriculture (agribusiness) – <u>new</u>

Section 9 – Transportation

Section 10 – Community Services

Section 11 – Cultural, Historic and Recreational Resources – <u>new</u>

Section 12 – Proposed Land Use & Zoning Changes – <u>new</u>

Section 13 – Implementation – <u>new</u>. Itemize strategies from every section and assign each a priority ranking and identify the party(s) responsible to implement them.

Appendices

5. <u>There is a lack of important reference maps in the Plan.</u> Such maps are vital planning tools in making informed decisions affecting the immediate and long-range protection, enhancement, growth and development of the community. A list of certain maps typically found in good comprehensive plans is as follows:

Existing zoning map
Map showing proposed zoning changes (if any)
Map of the Town showing roads, hamlets, streams, etc.
Map showing the Town's location within Sullivan County and the State
Existing land use map showing actual use by parcel for residential, commercial, farms, etc.
Agricultural District map
Map of existing school districts
Map of existing fire districts
Municipal water and sewer district maps
Environmental features map – showing wetlands, flood plains, streams, etc.
Groundwater resources map
Historic, cultural & recreational resources map – showing parks, historic structures, etc.

6. <u>List specific projects within relevant sections of the Plan.</u> For example, if a park needs to replace old playground equipment or add new equipment to meet growing demand, then list the specific type equipment in the section on Cultural, Historic and Recreational resources. Creating new parks, walkways/trails and improvements to potable water and wastewater facilities are other examples of projects to list. The State's revised grant system places increased emphasis on projects that can demonstrate evidence of public support. Projects listed in a comprehensive plan are presumed by the State to have public support.

This is by no means an all inclusive list of areas in the Plan that would benefit from a review and potential update. However, the list and this memo will hopefully provide the Town Board with a clear sense of (a) why the existing Plan should be reviewed, (b) what areas of the Plan could benefit from an update, and (c) how the Town would benefit from this action.

END

Appendix D

Roscoe Community Visioning Workshops
August 20, 2007

What We Love

Our Setting:
Natural Beauty******
Mountains**
Rivers ***
Location - streams & scenery
Natural resources (4-season recreation)
Outdoor resources
Wilderness (hiking, biking, etc.)
Environment
Fishing
Mountains
Views
Pretty
Snowy winters

Our Character:
Small town feel*******
History**
Great potential!
Good place to raise kids
Quiet
Safe
Main Street
Farm Market
Outdoor Café
O&W Museum
Library

Our Community:
People ****
Caring & giving people
Great neighbors
Togetherness**
Sense of community
Mix of people
Welcoming
Friendliness
No-one bothers you, but everyone pulls together

What We Would Like to Change

Improve Appearance:
Appearance***
Empty buildings ***
New sidewalks ***
Better curb appeal (exits)
Stewart Ave. & Old 17
Old 17 needs a face lift **
Beautify entrance ramps
One color on Main St?
Need a cohesive look
Code enforcement
Cosmetic improvements
TLC
Clean up
Walkability
River clean up

More Recreational Activities:
Fix pool! *******
Riverside park***
Recreation for kids
Family-oriented activities
Activities for kids & teens**
Structured activities for youth
Recreational opportunities for everyone
Walking path around pool
Walking trail along river
Family/recreation center
Community Center
Swimming places
Gathering spot
Skate park
Indoor pool?
Science Fair

Economic Development:
More tourism
More flyers & better promotion
Tax incentives to fill empty buildings
New investment in buildings
Business development
More taxable property
Better grocery store
Fix movie theatre
More arts

Timing of events
People to man things
Missing a market to capitalize on

Community Needs:
Pool
Swimming holes
Community recreation area
Bicycle and walking paths
Youth and elderly health
Band concerts
Expand Winter Fest
Harvest events
Expand business season
Community Center
Code enforcement
Street repairs

Community Appearance and Aesthetics

Community Assets:
Good first impression
Natural beauty of the area
"Trout Town USA"
Small Town America feel
Easy on/Easy off
Welcoming & skilled artists
Farmers' Market

Community Problems:
Code enforcement
Lack of community involvement
Lack of communication
Lack of funding
Resistance to change
Lack of Leadership
Lack of Information
Need to include weekenders

Community Needs:
Neglected buildings & homes
Sidewalks
Parking
Traffic patterns
Community gathering space
Public art
Benches & parks
Better publicity for events
Improved welcome area
Litter pick-up
Community clean up assistance

Roscoe Community Visioning Workshops
Summary of Focus Group Findings

Business Development and Tourism

Community Assets:
Natural resources
  (streams, mountains, seasons)
Marketable location
EZ on/EZ off from Route 17
Existing business infrastructure
Name recognition:
  Roscoe, Trout Town USA
History (fishing, railroad, etc.)
O&W Museum
Eateries
Bus service from metro areas
Quality nursing home

Community Problems:
Insufficient commitment to marketing
Lack of rooms/lodging
River (aesthetics)
Flooding
Parking space & requirements
Code enforcement
Abandoned buildings
Snow removal
Public perception
Web page

Community Needs:
Commitment to advertising
Sign ordinance
Town traffic control
Highway signs
Local marketing
Rooms/beds
Grocery store

Infrastructure and Community Services

Community Assets:
Woods & water

Interested community members
History
Talent & ability
Dual community –
  P/T & F/T residents
School
Riverside Park site location
Public library
Museum
Strong community theatre group

Community Problems:
Apathy/Customer service manners
Slow speeders down
Traffic
Lack of community constables
Abandoned health clinic
Poor attendance at town meetings
Union Street garbage
Cost of utilities

Community Needs:
Spa at the Campbell Inn
Open the Antrim!
Pharmacy
Theatre
Riverside Park for film, park, fun
Public services (restrooms)
Ample parking
A "commons" or gathering space
Another cell tower
Color to the "ROSCOE" sign
Manned information booth
Displaying our history
Pool

Recreation and
Social Issues

Community Assets:
Pool (under school control)
Determination of residents
Fishing
Hunting
Outdoor activities
Surrounding countryside
Areas to develop needs
Fireman's Park

Community Problems:
Floodplain area
Pool cracking
Elderly

Summary of Project Ideas

BUSINESS DEVELOPMENT & TOURISM		Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Project Title	**Project Description**					
New Enhanced Web Site	This project involves developing a new web site that is to date with today's technology. The new web site will be complete with information on all outdoor activities, businesses and services.	Low	Easy	Short	None	18
Roscoe Outdoor Publication	This project would involve printing a yearly magazine with information on everything outdoors - including fishing, hunting, biking, etc.	Medium	Medium	Short	Moderate	13
Real Impact Advertising	This project involves developing a high impact advertising campaign to direct visitors to Roscoe, including TV ads on regional cable channels, advertising at local outlets and print ads in publications such as the Bethel Woods program.	High	Easy	Short - Long	None	13
Highway Business Directory	This project involves installing a business directory at the exit ramp that would provide clear, concise direction for visitors upon entering Roscoe.	Medium	Easy	Short	None	3
Catskill Grocers Sign	This project involves utilizing the ideal visibility of the Catskill Grocers building to entice travelers to visit our town. A mural could be painted or a sign placed on the side of the building proclaiming "East or West Exit 94 is the best!"	Low	Easy	Short	Moderate	6

RECREATION & SOCIAL ISSUES		Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Project Title	**Project Description**					
Seasonal Banners & Flags	This project involves purchasing seasonal banners to display throughout the year - patriotic, trout, holiday, harvest, etc.	Medium	Easy	Short	None	2
Fall Harvest Programs & Events	This project involves developing a series of harvest-themed events to be kicked-off with the September Fall Festival. Activities and events to be held every weekend in October could include hay rides, cornstalk decorating, scarecrow competition, scary story time, square dances...	Medium	Medium	Short	None	3
Ice Skating Rink	This project involves creating a temporary ice skating rink and would include getting permission from the property owner, purchasing a liner and restoring some benches.	Low	Easy	Short	None	4
Recreation Hall	This project involves utilizing the existing Rockland Fire House as a "recreation hall" with activities such as bingo, low-impact exercise, expanded senior activities, art programs for kids, movie nights, etc.	Low	Easy	Short	Moderate	6
Walking Path Around School Yard	This project involves developing a designated walking trail around the perimeter of the school yard, connecting to the area that runs along the river by the bus garage.	Low	Easy	Short	None	6
Code Enforcement	This project involves stepping up code enforcement in Roscoe, forcing property owners to paint and repair empty buildings.	Low	Hard	Long	High	***
Pool Restoration	This project involves restoring the existing pool at the school through a bond referendum put up to vote. An alternative would be to find another location for a new pool to be built possibly by the Town.	High	Hard	Long	High	12
Town Gathering Spot	This project would involve purchase of the old theatre lot on Stewart Avenue where a gazebo could be placed and a "town square" developed.	High	Hard	Long	High	2

INFRASTRUCTURE & COMMUNITY FACILITIES

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Enhanced Code Enforcement	This project would involve cleaning up the trash on Main St, Union St. & Stewart Avenue, getting rid of old cars and painting run down buildings and homes.	Low	Easy	Medium	Moderate	***
Exit 94 West - Staging Area	This project involves sprucing up the area around the existing directory sign at Exit 94 westbound with benches, seasonal decorations, etc. Will require approval from NYSDOT and may be impacted by I-86 work.	Medium	Medium	Medium	Moderate	1
Stewart Avenue Enhancements	This project involves several enhancements along Stewart Avenue, including planting trees, adding additional lighting on the east side of Stewart Avenue, new sidewalks, waste receptacles and public restrooms. It also involves contacting the Sherriff's Dept. for assistance with slowing down speeders.	Medium	Medium	Medium	Moderate	13
Wetland Park	This project involves developing a wetland park area on the property along the river. The property is town owned and would need to be cleared and maintained, and could include an information kiosk and porta-johns, but no infrastructure that could be damaged by flooding.	Medium	Medium	Medium	Moderate - High	8
History Walk	This project would involve placing signs and plaques about Roscoe's history along Old Route 17, Stewart Avenue, Highland Ave, etc.	Medium	Medium	Medium	None	7
Flood Mitigation	This project involves soliciting sponsors for a collaborative effort to provide protection of Roscoe and its history from further flooding.	Medium	Hard	Long	High	10

COMMUNITY APPEARANCE & AESTHETICS

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Targeted Code Enforcement	This project involves targeting code enforcement along Old Route 17, Union Street and Rockland Road. Focus should be placed on paint & general repairs, debris removal, lawn care and making owners accountable for derelict buildings.	Low	Medium	Medoum	Moderate	***
Cultural Events	This project involves utilizing open spaces in and around Roscoe for cultural events and year-round arts or music.	Low	Easy	Short	None	13
Hiking Trails	This project involves constructing new trails in the Roscoe, Cooks Falls and Livingston Manor area, as well as mapping existing trails	Medium	Medium	Medium	None	4
Parking Evaluation	This project involves evaluating existing parking and traffic flow in Roscoe. The goal would be to identify areas for expanded municipal parking (pre-flood acquisition property?) and possibly changing traffic patterns.	Medium	Medium	Medium	Moderate	1
Art Installations	This project would involve a "Public Art Initiative" designed to display local talent. Art installations could be placed in empty storefront windows, and an art opening night or art walk could be created.	Low	Easy	Short	None	11
Sidewalk Installation	This project involves securing funding for the replacement of existing sidewalks and the construction of new sidewalks along Stewart Avenue and Old Route 17.	High	Hard	Long	Moderate	3
Scenic Mural	This project involves painting a four-season scenic mural with a trout or other logo along Highland Ave that would be visible from Route 17.	Low	Easy	Short	Moderate	9
Trout Town USA Icon	This project would involve placing a huge symbol (trout or fly-fishing statue) on Route 17 near the Exit to Roscoe, perhaps by the "ROSCOE" sign.	Medium	Medium	Medium	None	1

Appendix E

Livingston Manor Community Visioning Workshops
Summary of Focus Group Findings

Recreation and Social Issues

Community Assets:
Library
Local Service Organizations
  - Catskill Art Society
  - Rotary
  - Lions Club
  - Ambulance/Fire Dept.
Rotary Park - Ice Carnival
River access
Easy access to Route 17
Wide Main Street
Community Partnerships
Multi-age community
Positive businesses
Beautiful school
Caboose - info about things to do
Livingston Manor Web Site

Community Problems:
Flooding/environmental issues
Lack of jobs
Poor communication among groups
More community involvement (diversity)
Better information to visitors
Lack of youth activities
Need more diverse businesses
Get students to use the Library
More activities beyond Main Street

Community Needs:
Community Center
Youth/Senior all-purpose center
More volunteers
Engage youth more
Local police dept.
Better use of the river
More parking
More lodging/places to stay
More communication
Sidewalks on Upper Main
River Walk

Community Appearance and Aesthetics

Community Assets:
Natural beauty & river
Beautiful school
Caring volunteers
Creative people/artists/CAS
Local Promoters
Rich history (web site)
Abundant recreational opportunities
Churches & programs
Catskill Fly Fishing Museum
Parks - Rotary/Renaissance
Main Street (quaintness/accessible)
Interesting facades/architecture
Beautiful Victorian houses on side streets
Planters/flowers/banners
Layout of the business district
Foundation of core businesses on Main St.
Great parking
Community gardens/gardeners
Camping
Easy highway access
Covered Bridges
Ice Fishing

Community Problems:
Knotweed eradication
Litter
Dog poop
Empty lots (like "missing teeth")
Crime/drugs/poverty
Not enough full-time residents

Community Needs:
Façade improvements (Main Street)
More history panels
Riverwalk
Stricter code enforcement
Gateway improvements
Repainting of buildings
Extend sidewalk to the Library
Dog Park
Garbage cans
Dog poop ordinances

Livingston Manor Community Visioning Workshops
Summary of Focus Group Findings

Business Development and Tourism

Assets:
Physical beauty & setting of town
Proximity to Route 17
Tourist info near highway
Walkable Main Street
Bed & Breakfasts
Fishing
Pretty Town
Good Mix of businesses
Abundance of Artists
Gateway to Catskill Park
Proximity to NYC
Library
Fly Fishing Museum
Catskill Art Society
Manor Ink
Trout Parade

Problems & Needs
Flooding
Vacant & foreclosed storefronts
Insufficient marketing of businesses
Need business plan/marketing strategy
Need a movie theatre/music venue
Need facilities for locals & tourists
    Place to stay for weekend/B&Bs
    Community Calendar/Bulletin Board
Need a mix of different businesses
    Large business as a draw
    Restaurants/Cafés
    Bakery
    Basic Department Store
    Antique Mall/Flea Market
    Fish Market
    Pharmacy
Need more hiking/biking trails
    River walk with benches
    Equivalent of "high line" in NYC
    Encouragement to use trails
Drugs/poverty/crime
Neighborhood Watch/cameras
Lack of public transportation
Need more volunteers
Swimming Pool

Infrastructure and Community Services

Assets:
Boutique & Gourmet Shopping
Creative & talented businesses
Post office/bank/school
Walkability
Proximity of essential services
Friends/colleages/community
Water & Sewer Plant
Catskill Art Society
Catskill Fly Fishing Museum
High Speed Internet
Easy parking
Access to Route 17/I-86
Catskill State Park
Historic buildings/structures
Dedicated volunteers & organizations
Camping
Trout Parade
Railway Bed/Railroad Station
Litter Pluck

Community Problems:
Parking on Main Street
Drug problem @ park
Lack of youth/senior facility
No town pool
Molding/decaying buildings
Sewer system needs repair
Foreclosed buildings
Too much Section 8 housing

Community Needs:
School after hours (community center)
New sidewalks (upper Main to Library)
Better code enforcement
Long-term public access to parks
Medical care/dentist/pharmacy
Municipal parking
Jogging/hiking/biking/walking trail

Livingston Manor Community Visioning Workshops
Summary of Project Ideas

BUSINESS DEVELOPMENT & TOURISM (GROUP I)

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Branding the Town	This project involves branding Livingston Manor as a "gateway to the Catskills" emphasizing its affordability, proximity to NYC, historic Main Street, and more.	Medium	Medium	Done in phases	None	3
Recruit & Target Businesses	This project involves developing a strategy to recruit new businesses to Livingston Manor, including researching other successful towns with a similar draw. Priority would be recruiting restaurants and B&Bs.	Medium	Medium	1-3 years	None	15
Commercial Kitchen	This project would involve establishing a commercial kitchen in town with an emphasis on farm-to-table value-added co-packers. It would capitalize on the town's location, captive audience of producers in the area, and could possibly be a distribution hub.	High	Medium/ High	2-5 years	Moderate	12
Fly Fishing Shop	This project involves attracting a fly-fishing shop to Livingston Manor, capitalizing on the Wulff School of Fly Fishing nearby.					0
Live Music/Bar or Comedy Club	This project involves attracting a business that would offer live music, such as a bar or comedy club that could be a place for musicians to perform, and also for special events.	Medium	Medium	Medium	None	18
Lodging/B&Bs	This project involves attracting new lodging establishments, including bed & breakfasts that are close to town.	High	Medium	Medium	None	3
Restaurants/ Food Truck	This project involves attracting new eating and drinking establishments to the town, as gathering hubs for the community. It also includes the idea of hosting a "Food Truck Festival" or simply creating a place where a food truck could park permanently with picnic tables, etc. (for example at the site of the former Hoos Building.	Medium	Medium	Medium	1 year	19

Project Title	Project Description	BUSINESS DEVELOPMENT & TOURISM (GROUP II)				
		Cost?	Difficulty?	Timeframe?	Controversy?	Votes
River Walk/Rails to Trails	This project involves establishing a river walk behind the businesses on Main Street and down to the Hoos Building which may end up being green space. Also make a connection to the rail-trail that goes through Parksville on the O&W right of way.	High	Hard	Long	Medium	22
Living Herb Center	This project involves creating a non-profit "Living Herb Center" which would feature a medicinal herb garden in a solar heating greenhouse, an educational conference and workshop facility, and a library.	Medium	Medium	Medium	None	12
Advertising/PR Committee	This project involves convening a group of individuals to spearhead and implement a business recruitment search.	Low	Easy	Medium	None	4
Extend Main Street to Shandelee	This project would involve developing a plan to extend the existing business district along Upper Main toward Shandelee where it doesn't flood. It would involve identifying business locations and potential tenants, and exploring the addition of sidewalks and lighting.	Low	Medium	Medium	Moderate	3
Improve Parking Lot at Renaissance Park	This project involves improving the parking lot at Renaissance Park and making it more attractive and part of the park.	Medium	Medium	Short	None	2
Announcement/ Bulletin Board	This project involves installing a centralized announcement board or community bulletin board where announcements of community events and activities could be posted.	Low	Easy	Short	None	1

INFRASTRUCTURE & COMMUNITY SERVICES (GROUP I)

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Railroad Trail/ Parking	This project involves creating a jogging, hiking, biking and walking trail where the railroad to Parksville is presently located. Parking lots would be located along the way with benches and bike racks. It could also incorporate a geo-caching site.	Medium	Medium	Medium	None	23
Community Center @ School	This project involves creating a community center for students, seniors, and the entire community to use. It could be located at the school and include after-school programs, use of gym, and possibly Friday night movies.	Medium	Medium	Short	None	5
Health Care Infrastructure	This project involves providing space/facilities for health care providers (MD, DDS, Pharmacist, Nutritionist, PT, OT, etc.) in Livingston Manor.	High	Hard	Long	None	0
Wind Turbine/ Renewable Energy	This project involves exploring the idea of developing a community-owned and developed wind farm to reduce the tax base for landowners.	High	Hard	Long	Moderate	22

	INFRASTRUCTURE & COMMUNITY SERVICES (GROUP II)					
Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
New Business Corridor (Old 17)	This project involves turning Old Route 17 into a "new" business corridor for Livingston Manor. This would take advantage of available water & sewer infrastructure, as well as substantial off-street parking.	High	Hard	Long	High	3
New Business Corridor (Upper Main)	This project involves redeveloping Upper Main Street into a new business corridor, including possibly securing grant money to finance building renovations	High	High	Long	High	8
Sidewalks & Lights on Upper Main	This project involves completing the sidewalk project which was started 10 years ago by extending sidewalks onto Upper Main Street and adding matching lamp posts.	Medium	Medium	Medium	None	18
Rails to Trails Feasibility Study	This project involves evaluating the feasibility of creating a rail trail from Main St. in Livingston Manor to Morrston utilizing the old railroad bed. Such a trail could incorporate Sonoma Falls and the Catskill Fly Fishing Museum.	Medium	Easy	Medium	None	11
Redevelopment Consultant	This project involves hiring a consultant to evaluate and prepare a business plan for the redevelopment of Upper Main Street.	Medium	Medium	Medium	None	1

Livingston Manor Community Visioning Workshops
Summary of Project Ideas

RECREATION & SOCIAL ISSUES

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Community Center & School	There is a great need for a central place for people to gather for programs and information. In the absence of constructing a new building, there are opportunities to use existing locations, such as the school.	Medium	Medium	Medium	Medium	38
Community Center Without Walls	This project involves creating community center (in the absence of a physical building) by taking advantage of opportunities to program existing "spaces" such as the library, the Catskill Art Society etc.	Low	Easy	Short	Medium	5
Outdoor Recreation Area (Trails/River Walk)	This project involves using Rotary Park to create a trail system. There is a rail to trail connection in Livingston Manor and with some effort it could lead to Parksville, and could also incorporate the river.	Medium-High	Medium-Hard	Long	Medium	16
Volunteer Recruitment	This project would involve developing a strategy to recruit more community volunteers for Renaissance, Fire Department, Rotary, etc.	Low	Difficult	Ongoing	None	5
Communication: Bulletin Board, etc.	This project involves improving communication about community events through a community bulletin board that could be located on Main Street and/or social networking.	Medium	Easy	Ongoing	None	0

Project Title	Project Description	RECREATION & SOCIAL ISSUES				
		Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Community Events	This project involves creating new annual events (in addition to the Trout Parade and Ice Carnival) that will bring the community together. Ideas include barn dances, movies @ Renaissance Park, etc.	Low	Easy	Short	None	10
Youth Board	There is no existing structure to program events and activities for youth town-wide. This project involves exploring the feasibility of the Town Board formally establishing a Youth Board or Volunteer Youth Commission.	Low	Easy	Short	Medium	13
Enhanced Programs @ Library	Everyone loves the Library! This project involves creating additional programming at the Library and communicating that to the public.	Medium	Easy	Ongoing	Low	14

COMMUNITY APPEARANCE & AESTHETICS

Project Title	Project Description	Cost?	Difficulty?	Timeframe?	Controversy?	Votes
Sign Enhancement	This project involves improving signage throughout town, including at the Caboose and all entrances. The signage could include a covered bridge theme, and new directional signage for the covered bridges. Also, maybe a large sign that can be seen from Route 17 with space for community events.	Medium	Medium	Medium	Moderate	5
Entry/Exit Improvement	This project involves adding trees to Terry's Garden at the entrance/exit to Route 17, improving the fishing access parking area, and painting/refurbishing the caboose.	Medium	Medium	Long	None	7
Streetscape Amenities	This project involves repairing/replacing metal trash cans and lamp posts on Main Street, adding dog waste stations, resetting paver bricks, and adding iron benches to match the lamp posts and trash cans.	High	Medium	Long	None	4
Covered Bridge Theme	This project involves using covered bridges as a marketing/branding theme for Livingston Manor. It could include a logo contest, creating a covered bridge walking/bike tour and developing a brochure for the info kiosk.	Medium	Medium	Medium	None	24
River Walk/ Central Town Square	This project involves creating a central park on Main Street and making a connection along the river to Renaissance Park. It could include lighting along the pathway, and possibly an anchor restaurant.	High	Medium	Medium	Moderate	24