

TOWN AND VILLAGE OF ATHENS

COMPREHENSIVE PLAN

**VOLUME II
INVENTORY AND PROFILE**

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Laberge Group

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History of Athens

An excellent account of the history of Athens can be found in “Athens: 1776-1976 Its People and Industry”. The following is excerpted from an historical account on file with the New York State Historic Preservation Office for the Village of Athens:

“The Village of Athens is a community along the Hudson River which has retained much of its architectural and historical integrity since its settling in 1706. It reflects over 250 years of development and change, from farmland to a prosperous shipbuilding center and railroad terminus, to a tranquil residential and commercial community. Athens is also typical of numerous Hudson River communities which prospered in the 19th century due to the resources of the Hudson River, but which never greatly changed since that time.

The earliest residents of the Athens area were Indians of the Algonquin Nation, mostly Mohicans and Delawares. They fished in the river and planted corn along its banks. An area off of Washington Street along the river, known as Black Rock, is thought to have been a significant ceremonial site for these Indians, but no testing for archeological resources has been done.

Athens is mentioned in a diary kept by Robert Juet of his trip up the Hudson with Henry Hudson on the Halfmoon in 1609. He describes their running aground on the flats between Athens and Hudson, and their subsequent anchoring for several days. During the anchoring, the crew visited the west shore and marveled at the “good ground for corn, and other garden herbs, with great stands of goodly oaks, and walnut trees, and chestnut trees, ewe trees, and trees of sweet wood in great abundance, and a great store of slate for houses.”

The earliest European settler in Athens was Jan Van Loon, who secured title to the land from various owners in 1685. In 1706, Van Loon was living on his land known as Loonenburgh. The Jan Van Loon House still stands, although only one wall remains from the original structure. The Albertus Van Loon House, an exceptional stone, Dutch Colonial built in 1724, also remains from the Van Loon era.

In 1794, a company of New York City speculators led by Edward Livingston purchased a tract of land forming what is now the upper village area. These men began to lay out a dream city called “Esperanza” which they hoped would become the capital of New York

State and the terminus of the Erie Canal. But, these plans never materialized, due to the loss of much of their financial support. The land was partitioned in 1799. A small community grew in the upper village area in the initial years of the 1800's, but it never rivaled the lower village in size or importance.

At the turn of the 19th century, Athens began to form. This was largely due to the efforts of Isaac Northrup, who in 1800, purchased the large farm of the Van Loons and other adjoining properties and set about the planning of the village along the Hudson.

By 1805, a number of elegant structures were built, each reflecting the wealth of the early settlers of Athens. The Northrup House, built by the village's founder, was constructed in 1803 and is a fine Federal style residence. Another exceptional Federal residences is the Nichols House built in 1803. Nichols fought at Yorktown, Bull Run, Fredericksburg, and the Battle of the Wilderness during the Civil War.

The initial years of the village were so successful, that in 1805 the village of Athens was incorporated, making it one of the oldest incorporated villages in New York State. The incorporation joined the lower village and the small scattered community to the north known as the upper village. Three turnpikes, the Schoharie Turnpike (1802), the Albany-Greene Turnpike (1806) and the Athens Turnpike (1809), were begun in the early years of the 1800's, bringing Athens in closer proximity to the surrounding areas.

By the middle of the 19th century, Athens was an established and successful community. Numerous factors were significant in the village's prosperity, the most important being its location along the Hudson. The Hudson-Athens Ferry, which operated from 1778 to the late 1940's, attracted numerous individuals and industries to the area. The largest of the industries was the Athens Shipyards.

Another important industry which contributed to the village's growth and stabilization at mid-century was the Clark Pottery. This manufacturer of assorted stoneware began operating in 1805 and continued until 1900. Many examples of earthenware produced at Clark Pottery are in museums, including a large collection at Cooperstown, NY.

By 1877, a number of new industries had contributed to the village's prosperity. In 1864, the Saratoga and Hudson River Railroad was formed by two of the nation's wealthiest men, Daniel Drew and Cornelius Vanderbilt. The southern terminus of this line was in Athens, where a large terminal was built in the upper village area. The Brick Row District was constructed at that time to house the railroad lines operating staff. But, the prosperous line lasted only twelve years, for in 1876, the Athens terminal and yards

burned to the ground, leaving only Brick Row in testimony to the once successful cargo line.

Also significant in Athens' development was the ice industry. The ice industry continued in importance into the 20th century, but of all the ice houses which dotted the riverfront, only one remains on Water Street.

Thus, by 1877, the Village of Athens had experienced its peak in industrial and residential development. The years from mid-century to 1877 were fruitful and although little remains from these industries, there are exceptional residences which testify to this period in Athens' history. At the turn of the 20th century, Athens remained virtually as in 1877. The vast majority of homes from 1877 still survive, leaving the village rich in architecture and history.”

Community Outreach Process

The foundation of a good Comprehensive Plan is the incorporation of public input early and often throughout the Plan's development. In order to develop a plan built upon public consensus on key issues and common goals, receiving feedback from the Town and Village elected and appointed leaders, business owners, and residents is imperative.

This section summarizes the two-approach public outreach and participation process that occurred during the two- year plan development process. The first approach focused on obtaining input from the Town and Village elected officials, appointed boards and Town and Village staff. With the intent to ensure representation from each community, the Town Board and Village Board appointed the *Athens Community Comprehensive Plan Committee (ACCP)*, which was comprised representatives from the Town and Village. The individuals appointed to the *Committee* are not only members of elected and appointed boards, but are residents and business owners that bring a wide range of experiences to the *Committee* and have local knowledge of the key issues concerning residents of the Town and Village.

The second approach was targeted toward receiving feedback from the general public. Several public workshops were held to solicit the opinions of residents at large. Participants were encouraged to express their opinions on a wide variety of community issues and characteristics, which helped formulate the vision for the future. Stakeholder interviews were also conducted of Town and Village staff members, and representatives of other local organizations or special interest groups. In order to provide another opportunity for all residents and property owners to give feedback for this planning process, the *Committee* also conducted a Community Survey.

Athens Community Comprehensive Plan Committee (ACCPC)

The *Athens Community Comprehensive Plan Committee (ACCPC)*, a joint committee with five (5) appointed members from the Town and five (5) appointed members from the Village of Athens was created with the intent of representing a large cross section of the community. The Committee assisted the plan consultants with information gathering, provided feedback and reviewed draft documents when necessary. The ACCPC began

meeting on a monthly basis in the summer of 2005 to discuss issues and gather preliminary information to be incorporated into the Comprehensive Plan.

Strengths, Weaknesses, Opportunities & Threats (SWOT)

This Comprehensive Plan and the goals it establishes are based upon an analysis of the Town and Village of Athens' Strengths, Weaknesses, Opportunities, and Threats (SWOT). These SWOT were identified through public workshops and discussions, a residential survey, and a detailed analysis of the Town and Village demographic, economic, environmental, cultural and historic profiles.

Strengths are resources or capabilities that will help the Town and Village fulfill its joint vision. Weaknesses are deficiencies in resources and capabilities that will hinder Athens from fulfilling its vision. Opportunities are factors or situations that can affect the Town and Village favorably and can help reach future goals. Threats are factors, situations or challenges that can affect Athens negatively and prevent the Town and Village from reaching its goals.

The SWOT analysis provides many valuable clues about potential effective strategies, since every successful strategy builds on strengths and takes advantage of opportunities, while it overcomes or minimizes the effects of weaknesses and threats. These elements, both positive and negative, have a powerful impact on future community development. The following outlines the Strengths, Weaknesses, Opportunities and Threats that were developed from public input as well as analysis of data in the inventory and profile:

Strengths

Location

- Location of Town and Village is convenient to other areas of the county, region and State

Transportation Access

- Access to highway system
- Well-maintained roads
- 9W corridor
- Close to major transportation routes
- Walkability of the village with grid streets and sidewalks

Pedestrian Access

- Layout of Village

Natural Resources

- Beautiful nature with scenic views
- Quiet riverfront setting
- Lots of wildlife
- Varied natural environments
- Rural atmosphere
- Diversity of natural habitats

Hudson River/Lake resources/recreation

- Location on Hudson River
- Access to waterfront
- Black Lake area
- Green Lake
- Buttermilk Falls
- Recreational activities on river
- Development of riverfront park
- Summer concerts and fireworks, festivals
- Diversity of public parks and preserves
- Community pool

Historical Resources

- Significant Historic buildings, districts and beautiful architecture
- Lighthouse
- Historic properties and districts listed on National/State registers

People

- People are involved with the community
- People are accepting of organizations and other people
- Friendly residents with mix of backgrounds
- High level of civic involvement

Infrastructure/Municipal Services

- Municipal services
- Great Village parks/Triangle park
- Involved elected officials
- Community benefit package and grants from Athens Generating Plant

Community Character (small/rural/safe)

- Small town character and feel, quaintness
- Great potential
- Safe & secure for residents & kids

- Great quality of life
- Rural character and setting
- Not over populated
- Scenic
- Mixed village and rural settings
- Safe, family-oriented community
- Concentration of density in village and Sleepy Hollow Lake.

School District

- Good quality school system, especially elementary school
- Lower taxes than other areas

Planning/Zoning

- Motivation for planned growth

Housing

- Affordable housing

Weaknesses

Taxes

- High Taxes
- Lack of commercial activity for tax base
- Higher taxes than other regional communities

Structures

- Unsightly Areas
- Lack of investment in properties
- Abandoned and dilapidated housing
- Lack of Investment on Second Street
- Main Street storefronts empty and some in disrepair

Trash Removal/Cleanup

- Litter on roadways
- Abandoned barges/campers
- A number of visible junk cars and yards

Business and Industry

- Lack of simplicity for businesses, too much red tape
- Lack of light industrial areas
- Lack of businesses and employment
- Lack of small businesses
- No economic base to improve business activity

- Downtown parking limited
- Lack of a grocery store, few professional services, lack of retail for daily needs, lack of restaurants

Retail and Personal Services

- Lack of businesses such as: Car wash/hardware/everyday needs
- Basic services needed such as stores for food/drugs

Infrastructure

- Lack of infrastructure for economic development
- Water for fire protection
- Lack of water /sewer (9W & Schoharie Turnpike)
- Infrastructure problems for drainage
- Odor of Sleepy Hollow sewage
- Sidewalks need repair/rehabilitation
- Stormwater drainage problems
- Fewer public facilities in western part of town creates perception among some of inequity

Municipal Cooperation

- Lack of coordination between Village and Town
- Duplication of services
- Little very good agricultural lands (i.e., soils, slopes, etc.)

Land Use Development/Planning

- Outdated plan
- Unplanned growth
- Lack of open space and preservation of land
- Agricultural lands spread around town in loose clusters and lack critical mass or concentration could negatively impact farms in future.

Regulations

- Too many protective land use rules
- Outdated zoning code
- Lack of enforcement of existing junkyard ordinance/ abandoned houses
- Perception of inconsistent zoning and code enforcement

Transportation/Parking

- Excessive speeding, pedestrian safety
- Lack of parking control
- Heavy traffic on Route 385
- Thruway and Route 9W cut off western portion of town

Transportation –pedestrian/bike

- Neglected sidewalk conditions

- Sidewalk needed on Schoharie Turnpike and Vernon Street
- Street pattern improvement, but keep grid pattern

Housing

- Lack of moderate and affordable housing
- Lack of investment in housing

Community Character/Identity Issues

- Lack of identity
- Senior citizen needs and lack of youth programs
- Lack of community identity and cohesiveness
- Multiple school and postal districts limit cohesion
- Noise

School

- Not enough school activities
- No distinct school district – there's portions of 3 in the Town and Village

Quality of Life

- Too much noise
- Stray dogs and cats
- Not enough police coverage
- Police coverage limited

Seniors and Youth

- Lack of Senior Center services
- More youth activities – lack youth programs and activities
- Pool facility needs improvement

Riverfront

- Rundown appearance of waterfront

Opportunities

Code Enforcement

- Increase availability of code enforcement officer
- Increase education for code enforcement officer
- Create code enforcement for junkyards, junk cars, and dilapidated housing

Housing

- Attract builders to develop affordable housing
- Offer grants/loans to fix up private/commercial properties
- Increase housing density through planned development
- Attract second home buyers

Litter/Cleanup

- Regulate commercial junk
- Improve sign ordinance
- Create clean-up activities and dates of litter removal

Business and Industry

- Grocery store, pharmacy, specialty shops, bookstores, coffee houses, antiques, bakery, medical and dentals offices, restaurants
- Encourage economic development techniques to increase business and jobs in the area. Create tourism activities, clustered industries, and micro-enterprise loans
- Encourage farming by creating economic development through tax breaks, grant programs
- Offer tax incentives to encourage small businesses in the Town and Village
- Create more light industrial areas
- Develop 9W corridor
- Utilize State incentives, such as the Empire Zone, to create encourage more businesses to locate.
- Encourage agriculture/forestry/organic co-op farming- local farm markets, Athens farmers market
- Presence of small businesses give foundation for more with adequate support

Downtown Revitalization

- Revitalize Second Street. Improve parking, add period lighting, reset old sidewalks and may be make new ones, preserve access to river, and attract boutique stores
- Utilize Historic Districts (promote and enhance); Improve appearance of historic buildings
- Recent funding for historic building renovations
- Empty historic storefronts are available for new businesses

Regulations

- Complete and adopt comprehensive plan
- Provide good zoning for the community
- Create and implement noise ordinance
- Protect the environmental and scenic open spaces

Traffic

- Incorporate one way streets
- Install traffic calming devices throughout the area
- Enforce speed on Route 385 and Schoharie Tpk., Vernon Sr./2nd St

- Construct sidewalks on roads with a lot of foot traffic, and create a safety lane for children walking to school/flashing signs “slow” or “set speed” limiting during schools hours
- Brandow Point – create a pedestrian link

Natural and Recreational Resources

- Improve waterfront and marina
- Protect and preserve open space
- Middle Ground Flats (Island)
- Potential for improved walking links between riverfront park and downtown
- Riverfront park rehabilitation plan and grants

Infrastructure

- Improve and fix Sleepy Hollow Sewage System
- Increase allowable public water volume for residential uses

Municipal Services

- Consolidate Town and Village building and services together
- Coordinate local law enforcement, make local law efficient
- Use Athens boundaries for a school district
- Cooperation between Town and Village

Community

- Create a vision, for community identification
- Draw people to the community by marketing the community amenities
- Improve Senior Center services

Farming Ideas

- Grass Fed rodeo cattle
- Alpacas
- Specialty slaughterhouse (Muslim/Kosher)
- Greene County Agricultural District #1 – 10,125.41 acres in New Baltimore, Catskill, Coxsackie and Athens – Athens has 1,047.2 acres in the Agricultural District.

Threats

Taxes

- School taxes are not used efficiently
- Sleepy Hollow Lake taxes but with fewer services than rest of community

Regulations

- Lack of preserved open space

- Outdated zoning
- No real protection of historic districts
- Unplanned growth and services
- Unregulated trash burns
- Change Town housing regulation, that requires a 2 acres of land for every house
- Too much unplanned growth

Businesses

- Lack of small businesses
- Inability to attract businesses to the community
- Too many residences, too few businesses
- Lack of economic base
- Lack of medical businesses, such as a doctor's office or dentist
- West Athens/Route 9W area inviting for strip malls and big box stores

Traffic

- Speeding throughout the Town
- Village parking is unorganized
- Sidewalks are in disrepair
- Lack of transportation facilities
- Truck traffic

Community

- Unsightly Appearance of Town and Village
- Losing rural character
- Affordability
- Multiple layers of local government
- Duplication of services
- Lack of coordination between Town and Village
- Lack of Identity
- Lack of Code Enforcement
- Apathy from community to improve the Village and Town
- Residents are un-accepting of outsiders
- Old barges and ships are an eyesore
- Sleepy Hollow lake subdivision close to large agricultural parcels – could be conflict in future
- Population density in Sleepy Hollow Lake may create development pressure along Route 385 north of the Village of Athens.
- Growing number of absentee landlords
- Conversion of single family dwellings to multi-family may cause problems

Public Meetings and Workshops

Visioning Workshop

In early January 2006 all residents, property owners, civic groups, businesses, and government officials were invited to participate in a special “planning and visioning” workshop to shape the future of the Town and Village of Athens. The event was in the evening at the EJ Arthur Elementary School Cafeteria.

Upon arrival, participants of the workshop were guided to take a seat surrounding the small group tables. The number of participants in each group varied between four and five. Following introductions, each group was instructed to brainstorm and identify negative factors about the Town and Village of Athens. Subsequently, each person within the group was asked to give priority to one negative factor. After each person identified his/her priority factor, the group brainstormed solutions to minimize or eliminate each of these priority negative factors. This process was repeated with the brainstorming of positive factors about the Town and Village of Athens. After each person identified his/her priority positive factor, the group brainstormed solutions to maintain or enhance each of these positive priority factors to ensure their existence in the future.

Following the identification of positive and negative factors, participants were guided through a visioning exercise. Each person was asked to write down the characteristics of “ideal” Athens 15-years into the future. Each characteristic was placed on a post-it note without discussion from the group. Following the individual exercise, each group discussed the characteristics and “clustered” them into categories (e.g. quality of life, natural resources, land use, etc.). Each small group then developed one sentence to capture the thoughts of each cluster and to then combine all of the sentences to pull together and form one vision statement for each small group.

The outcome of the workshop provided a ranked list of positive and negative factors of the Town and Village. The “visioning statements” drafted at the workshop were used by the Comprehensive Plan Committee to draft a collective Vision Statement to address future needs for a variety of areas throughout the Town and Village. The “potential solutions” identified by the public were later expanded into goals and recommendations with the intent to revitalize, strengthen, maintain and enhance communities unique qualities.

Visioning Workshop Results – Positives

Category	Total Responses	Priority Stickers	Positive Factors Identified
Housing	4	0	Increase in Housing, More affordable, Repairing houses
Location	4	5	Close proximity to Albany, Strength of location, Proximity to other areas/cities
Transportation access	8	9	Town highway system, Town roads are in good shape, Roads well maintained, 9W Corridor, Access to major transportation systems, Access to highway
Pedestrian access	8	1	Grid Street system, Alleys, Sidewalks, Easy accessibility - walking distance, Layout of Village
Emergency Services	4	0	Firehouse, Emergency generators in firehouse, Fire Company, 911 service
Natural Resources	16	9	Natural beauty, Scenic view, Beautiful flowers in summer, Quiet river setting, Good location between mountains and river, Keep it green, Farms, Abundance & diversity of land, Wild life, Open space/Nature, Varied natural environments, Ability to have livestock
Hudson River/Lake resources/recreation	20	19	Hudson River, Waterfront & river access, Black Lake area, Potential for waterfront development, Restore waterfront, Green Lake, Recreation activities on river, Boat launch, Development of riverfront park, Boat Ramp, Beautiful lake and riverfront
Historical resources	14	4	Stewart House, Historic architecture, Historic homes, History of area, Museum, Historic buildings, Strict historic guidelines, Lighthouse
People	17	3	Friendly, Diverse community, The people, Volunteer spirit, Community Spirit, Civic pride in homes, Multi-generational families, Helpful neighbors
Infrastructure/Municipal Services	6	1	Snow removal well maintained, Observance of military holidays, Location of Banks, Water quality

Category	Total Responses	Priority Stickers	Positive Factors Identified
Community Character (small/rural/safe)	32	23	Small town character, Quite atmosphere, Great potential, Small size of community, Good place to raise children, Safe & secure for residents & kids, Family values, Family centered community, Safe, High quality of life for residents, Rural environment, Country feeling, Rural Character, thinly populated
School	9	6	Good schools, Elementary school & fields, Good school district, Quality of schools,
Recreation	13	1	Athens Street Festival, Playgrounds, Cultural center, Athens pool, Community pool, Village parks/Triangle park, Community Center, Little League Field
Library and Programs	8	0	Library, Excellent Public Library, Children activities, Decent planning for seniors, Summer Recreation Program
Business and Industry	7	0	No strip malls, Limited stores but convenient, Commercial, Small businesses, Restrict big box stores and franchise stores, Prevent development of Tourism that will neglect residents
Taxes/Tax Base	1	2	Lower taxes
Government	4	0	Elected officials – vision, T/V offices combined
Planning and Zoning	5	1	Low density zoning, Keep zoning/building codes strict on rural character, Growth, Sleepy Hollow expansion, Entrance signs to Village

Visioning Workshop Results - Negatives

Category	Total Responses	Priority Stickers	Negative Factors Identified
Taxes/Tax Base	8	3	High taxes, Need to utilize school taxes effectively, Athens residents pay higher taxes than Catskill, Inverse relationship between taxes and services - high taxes/low services, Not enough commercial activity for tax base, Raise taxes to pay for improvements
Aesthetics - Structures	14	8	Need to remove unsightly dwellings, Main Street conditions, Storefront improvement, Poorly kept buildings – no action, Run down homes with yard debris, Need new developments and encourage aesthetics, Run down Washington Ave., Unsightly Areas, Poorly kept properties, Restore houses, Current housing conditions, Abandoned houses, Dilapidated properties, Second Street needs polishing
Trash Removal/Cleanup	13	6	Litter on roads, Outdoor unregulated trash burns, Garbage in front of houses – weak regulation codes, Abandoned barges/campers, Run down homes with yard debris, Not cleaning the streets, Dirty streets, Village entrance needs improvement, Junk cars, Junk yards
Business and Industry	14	14	Lack of business, Lack of employment, Too much red tape when business comes, Lack of jobs, Too many residences/not enough business, Attract light industry, Lack of occupied commercial properties, Lack of economic base, Lack of small business
Retail and Personal services	16	4	Not enough personal services – doctors, dentists, lawyers, barbers, Need – food stores/drugs stores/car wash/hardware, Town/Village outdoor kiosk, No access to museum, Lack restaurants, Lack of retail services, Lack supermarket, Lack novelty/grocery/gift stores, Need hotels, Need stores
Infrastructure- Water	10	5	Lack of infrastructure, Improve water quality, Water for fire protection, Lack of public water/sewer, Infrastructure problems – water meters, Public drinking water
Drainage	5	3	Lack of infrastructure, Drainage problems
Sewer	8	5	Sleepy Hollow sewage bad odor, Lack of water/sewer (9W & Schoharie Tpk.), Peckham bad odors, SHL sewer plant odors, Lack of infrastructure

Category	Total Responses	Priority Stickers	Negative Factors Identified
Municipal Cooperation	8	4	Duplication of municipal services, Combine V&T into 1 municipality – stop duplicating, Village is part of the Town but Town not part of the Village, Lack of coordination between V/T, Town/Village should work together
Land Use Development/Planning	8	5	Outdated plan, Unplanned growth, Residential & Commercial zoning is mixed, Change zoning laws for light industry/carwash, Restrict development of big industrial business to protect bedroom community, Houses too close together, Trailers in Village, Not enough open space being preserved
Regulations	10	3	Lack of local law enforcement, Too many regulations, Inconsistent zoning & zoning enforcement, Inconsistent code enforcement Too many protective land use, Clarification of codes, Lack of enforcement of existing junk yard ordinance/abandoned houses, Enforce stricter law enforcement on unregistered vehicles
Transportation - Parking	8	3	Lack of parking, Lack of parking for business/renters, Better rules for parking during winter
Transportation – signage/controls	3	0	Need consistent signage, Lack of traffic light at main intersection, Need to maintain more speed traps
Transportation – traffic/speeding	12	2	Heavy Traffic, Speeding, High speed limit (55 mph) for rural roads, Heavy truck traffic, Traffic on Schoharie Turnpike, Speed limits in Schoharie, Speeding on Village streets, Industrial traffic on 385, Need traffic control over speeding, Need for Traffic enforcement, Traffic on Vernon Street – School area
Transportation – pedestrian/bike	13	4	Uneven pavements, Sidewalks in disrepair, Sidewalks need improvement, Lack of safe places to walk dog/blocked sidewalks, Sidewalks on Schoharie Tpk, Sidewalks on Vernon Street, Poorly maintained alleyways, Absence of bicycle paths, Street pattern (keep grid pattern)
Transportation - access	3	0	Poor transportation, lack of transportation facilities, RR crossing needs attention
Housing	6	2	Lack of affordable housing, Multiple families living in S.F. Dwellings, Absentee landlords, Support first time homebuyers,

Category	Total Responses	Priority Stickers	Negative Factors Identified
Schools	4	2	School districts not following municipal boundaries, No distinct school district, Not enough school activities, Public schools
Government Services	2	0	Athens postal district partially in Catskill (West side of 9W) does not receive appropriate notices, Government not using technology
Community Character/Identity Issues	13	6	Lack of emphasis on Village, Lack of identity need a vision, Establish identity & move towards goal, Encourage Sleepy Hollow Lake to join community, Not always welcoming, Lack attractions to draw people to the area, Lack of community cohesiveness, Maintain bedroom community characteristics, Encourage pride in property and community, Lack of historic street lighting, Maintain historical character
Quality of Life	6	3	Athens Street Festival/nighttime noise, Too much noise, Snowmobiling in Village, Stray dogs and cats,
Emergency Services	4	1	Not enough police coverage, Too much police coverage, Lack of Village police after 12AM, Need more police patrol
Seniors	4	1	Not enough services for seniors, Senior Center needs attention, Seniors need help
Youths	7	1	Encourage summer camps, Lack of youth activities, Lack of youth program, Limited recreation for teens & youth, Lack of opportunity for young people
Recreation	8	0	Lack of recreational areas, Need bike trail, Need Dog parks for walking dogs, Expand pool hours & improve facilities, Lack of benches on Second Street, V/T parks need maintenance, Community Center needs renovation
Riverfront	8	2	Underdeveloped riverfront, Dilapidated waterfront, No swimming beach, Need funds (grant money) to beautify river, Lack of recreation/exposure to Green Lake, No recreational beaches, No marina on park

Open House

To gain additional community input on action oriented recommendations, the Comprehensive Plan Committee hosted a public open house in mid summer 2006. The open house was held in the evening at the EJ Arthur Elementary School Cafeteria. Members of the public were invited to hear a short presentation on the results of the Committee's work to date, including the community survey results, mapping analysis, and presentation of the draft vision and goal statements. Following the presentation, the public was invited to visit "stations" and share their ideas on specific topics with the Comprehensive Plan Committee members. Tables were set up for each of the following topics: economic development; housing; municipal and community resources; transportation; historical, cultural and recreational resources; agriculture; and open spaces, natural resources and scenic views. Participants were invited to share their ideas about what actions they feel are needed to address the needs of each of the topics.

Each topic station had a list of draft goals that have were developed by the Comprehensive Plan Steering Committee. In addition, each station had a map of the Town and Village, as well as Action Sheets that could be filled out by participants. Each station was facilitated by a Comprehensive Plan Committee member who was available to answer any questions that you may have. Open House participants were encouraged to visit each station and provide feedback on each goal. The following results of the open house were later incorporated into the Plan's recommendations.

Open House Results

Community Suggested Actions for: HISTORICAL, CULTURAL AND RECREATIONAL

- Write more specific historic preservation guidelines
- Look for grants to help residents refurbish historic homes
- Encourage community activities that promote historic preservation such as annual awards for home improvement. (House, tours, etc.)
- Create tax incentives
- Open vistas of the river
- Add uses of the riverfront park
- Move the museum to the Village
- Establish kayak and bike rentals
- Establish town marina

- Put more emphasis on historic in goals
- Form better coordination between citizens and code enforcement on rules that apply
- Donate/purchase riverfront parcel to establish swim area on Hudson
- Create pamphlet for realtors about historic district for new parties
- Tax support for the cultural center
- Increase education about our historic area
- Restore Athens community gym and add programs
- Appoint a cultural “Czar”

Community Suggested Actions for:

TRANSPORTATION AND PEDESTRIAN SYSTEMS

- Feasibility of a bicycle path – where would/could this be sited given high-traffic on 385 and lack of a shoulder?
- Multi-modal transportation systems – what other types of transportation would be?
- Parking – need provision for municipal parking in the Village if a shopping area is to be developed (experience with street festival = no public parking)
- Crosswalks at critical points in Village (with stations and notice for motorists that they must slow down/stop for pedestrians) at Stewarts, Second and Third Street intersections with 385 must be enforced
- Increase availability of county-subsidized transportation for seniors (shuttles) as area grows (shopping increasing in Catskill)
- Sidewalks – repair and maintain – have more sidewalks (Market Street, North Vernon St. – for children going to school)
- More stop signs in Village to slow down traffic
- 20 mph speed limit sign at N. Vernon Street and Market Street for E. J. Arthur
- Enhance Athens Village network of alleyways for pedestrian (bicycle) traffic repair surfaces, incorporate lighting and landscaping, name them
- Establish a network of trail systems to connect different residential/commercial areas of the Town and Village
- Cluster houses will help enhance walkable neighborhoods
- Collaborate with neighboring communities

***Community Suggested Actions for:
MUNICIPAL AND COMMUNITY SERVICES***

- Promote wireless internet access
- Consolidate municipal services
- Garbage service
- Repair Village sidewalks
- Expand sewer service
- Continue water quality improvement project
- Keep Town and Village offices in one building (in the Village)
- Consolidate Town and Village Governments!
- Promote DSL (Direct Service Line for computers)
- Increase sewer plant capacity
- Keep Town and Village Services separate as both are very different in topography and needs
- Activities for children – after school programs, expand summer recreation program
- Village pool – currently member organization – could it be run and funded as a municipal facility = more activities?
- Improve quality of life issues
- Improve Village drainage system
- Teen programs organized sports activities

***Community Suggested Actions for:
HOUSING***

- Strict preservation regulations (i.e. no vinyl siding) to preserve the historic district
- If development of new structures is indicated, then the structure should reflect the heritage of the Village structures
- Encourage affordable housing for people of average incomes
- Encourage affordable housing for small/new families
- Require developers to provide a small % of affordable and senior housing units
- Maintain character – but not so strict on regulations - Not in favor of affordable/subsidized housing
- What is affordable?
- Develop environmental and energy guidelines for new construction
- Improve, review and maintain zoning laws

***Community Suggested Actions for:
OPEN SPACE, NATURAL RESOURCES AND SCENIC VIEWS***

- Should have a map showing forested land as opposed to vacant
- Should be more information available about air and water quality
- Should be able to swim in the river – create riverfront beach
- Limit development of Potic Mountain to protect water supply and lakes such as Black Lake, Green Lake and Hollister
- Limit height of buildings in scenic view areas
- Maintain/develop “green zones” for natural beauty of Town
- Need to control agricultural run-off, especially around Sleepy Hollow Lake
- Insure that boats docked in marinas don’t spill oil
- Municipality should purchase and preserve riverfront properties
- Should develop a kayak launch on the river
- Small boat storage (secure!) on riverfront (Lease from or request donation from ELCO)
- Complete river front park project
- Improve 385 corridor – streetscape plantings – general design
- Develop commercial signage standards
- Bike lanes on country roads
- Enlarge riverfront park
- Get rid of old barges by Peckham
- More municipal parks in the Town
- Open up vistas of river on Village-owned riverfront property
- Tighter regulation of emissions and traffic at Peckham
- Protect Sleepy Hollow Lake water shed by careful zoning
- Increase minimum lot size in RV district
- Restriction of auto junk yards
- Cluster zoning
- Conservation easements

***Community Suggested Actions for:
ECONOMIC DEVELOPMENT***

- Development of public transport
- Incentives for small business (tax breaks) outreach/marketing program

- Development for infrastructure – Water specifically on 9W Corridor, sewer systems, telecommunications
- Zoning to allow for special review and variances
- Expedited review process - Act Now
- Economic development of post office
- Downtown and Village parking
- Village wide wi fi (wireless)
- Integrate with County and IDA for resources and business development
- Keep close architectural design control
- Plan entrance and exit schemes to facilitate safe and easy access to businesses
- Integrate rail service into Zoning Plan
- One school district
- Investigate formation of local development corporation
- Develop additional festivals as tourist draw
- Develop Town and Village Web Site
- Develop 9W Corridor Master Plan

***Community Suggested Actions for:
AGRICULTURAL RESOURCES***

- Farmers Market
- Favorable tax policies for Ag land and forest land
- Favorable zoning
- Create local outlets for local farm products
- Community awareness of farming as a viable economic enterprise and a way of preserving open space
- Development of local “CSA” (Community Supported Agriculture program/co-op)
- Institute “open space districts”
- Identify and preserve profitable farm land
- Develop “agri-tourism” map of local farms to visit
- Maintain strict environmental overview/oversight

Community Image Survey Summary

As part of the public outreach process, a Community Image Survey was developed. This effort was undertaken to gain a clear understanding of the desired future appearance and character of the Town and Village. The purpose of this effort was to articulate the

residents' impression of the present community image and to build consensus for its future character.

This effort included two parts: a written survey that explored resident's opinions about Athens' visual character and a visual image survey that explored resident's opinions about preferred visual character of buildings, streets, landscapes, and development patterns in general. The image survey asked participants to view a series of slides that show what people typically see along streets, sidewalks, and public spaces. The slides illustrated such aspects of the community such as building form, density, setbacks, scale, massing, architectural style, colors, textures, materials, landscaping, road types, etc. People were asked to numerically rate images as to their acceptability in Athens.

Residents of the Town and Village of Athens were invited to participate in the image and written survey and a total of 41 residents completed the survey. The results of the written survey are included below along with a summary of the visual image survey. For complete results of the Community Image Survey, please see **Volume III – Supplementary Reports, Section 1.**

Community Image Survey – Written Survey Results (Summary)

As part of the Community Image Survey process, residents of the Town and Village were asked to complete a written survey. A total of 41 residents completed the survey.

Residents were given a map that was divided into four (4) sections, including the Village of Athens; the Town - West of Thruway; the Town - East of Thruway, and the Sleepy Hollow Area. When asked to indicate where in the Town of Athens they lived, more than half of all respondents (54%) indicated that they live in the Village. About 23% indicated that they live in the Sleepy Hollow Area, while 10% live west of the Thruway, and another 10% live east of the Thruway.

Residents were then asked to indicate how long have they lived in Athens. A high percentage (40%) of respondents indicated that they lived in the community for more than 30 years. About 18% of respondents have lived in the community between 20 and 30 years. Twenty eight percent (28%) have lived in Athens between 6 and 19 years, and 14% for less than 5 years.

When asked to rate the overall visual character of the Village of Athens on a scale of 0 (worst) to 5 (best), a vast majority of respondents (85%) rated the overall visual character of the Village of Athens as a “3” or a “4”. Another 10% rated the Village’s visual character as a “2”. No respondents rated the Village’s visual character as being the best or the worst.

Many residents, when asked to describe the attributes that contribute to the positive visual character of the Village of Athens, listed the architectural aesthetics, history and picturesque scenery; community character; the waterfront and river recreation resources and other natural resources; location and accessibility, and business and industry.

When asked to rate the overall visual character of the rest of the Town Athens (outside the Village) on a scale of 0 (worst) to 5 (best), approximately three quarters (71%) of the respondents rated the overall visual character of the Town of Athens (excluding the Village) as a “3” or a “4”. About 26% of respondents rated the Town (outside the Village) as a “2”. No respondents rated the visual character of the Town outside the Village as being the best or the worst.

When asked to describe the attributes that contribute to the positive visual character of the Town of Athens (outside the Village), many residents noted the scenic views and beauty; riverfront and recreation opportunities; well-kept properties and housing; rural community character and landscapes; countryside and open space; agricultural and farm lands; and access via roads and railroads.

Residents were then asked to identify the most positive and visual pleasing location in the Village. Some of the most common responses included streets such as, Franklin St. Union St., Water Street, Second Street/Main Street and Route 385. Others included, but are not limited to: the library, nursery, lighthouse, the riverfront views of Hudson, the lower historic district, Steward House and other historic homes, and local parks such as Triangle Park, Village Park, and Riverfront Park.

When asked to identify the most positive and visually pleasing location in the Town of Athens outside of the Village, some of the most common responses included, beautiful vistas at the intersection of Leeds - Athens Road and Howard Hall Road; Route 385 – north and south of the Village, where you can see Hudson River to east and Catskills mountains to the west; Farm to Market Road– mountain views; Vosborgh’s Nursery, with wonderful view of the river/farmlands/woods; the riverfront; Green Lake; the Town Park; the variety of housing styles, and the Sleepy Hollow Lake community.

Residents were then asked to identify the most negative and visually unpleasing location in the Village. Some of the most common negative and visually unpleasing locations included, but are not limited to: the Route 385 service stations and junkyards; the old barges; Peckham Industries and tanks; the entries into Village, south and on Rte 385; the sewage treatment plant; the Sleepy Hollow sewer plant; North Washington St. by the garages, and lower Second St. (run down homes and buildings).

When asked to identify the most negative and visually unpleasing locations in the Town outside of the Village, some of the most common responses included, but are not limited to: the Sleepy Hollow treatment plant; the Athens Electric Generating Plant; 9W junk yard and used car lots; Schoharie Turnpike Industrial Park; junkyard located on the corner of the Green Lake and Schoharie Turnpike; abandoned Wormuth Foundry; un-maintained roads (Lime Street, north of U. Hage, Rte. 28 – east and west of RR Tracks); and run down homes.

Community Image Survey – Visual Image Survey Results (Summary)

Positive Features

This image was the highest rated positive image. Overall, the following features characterized all positively rated images:

- Rural landscape scenes showing farmland, farms, very low density/scattered residences
- Two story residences
- Peaked roofs
- Lack of obvious garages, and not vehicle-oriented
- Buildings set close to the road (shallow setbacks)
- Green landscaped areas, lots of street trees
- Traditional downtown images
- Commercial buildings that looks residential
- Buildings constructed of traditional-looking materials (wood, brick)
- Rural country roads, with narrow lanes, and roadside trees
- Building architecture with porches, porticos, shutters, dormers
- Small signs made of wood or wood-looking



- Residential streets have sidewalks

Negative Features

This image was the highest rated negative image. Overall, the following features characterized all negatively rated images:



- Flat topped buildings
- One story buildings (commercial)
- Minimal trees and landscaping
- Large and complex signs – tall and variable in color
- Buildings set far off street with paved areas/parking lot areas between road and building
- Franchised architecture
- Wide streets with no street side trees
- Neighborhoods 1960+ era subdivision
- No sidewalks
- Residential streets with no street trees
- More noticeable utility wires
- Buildings not placed on lot in traditional village-like manner (buildings perpendicular to street, angled, off of parking lots, etc.)

See Volume III for full results of the Community Image Survey.

Community Survey

In early January of 2006 a Community Survey was mailed to all Town and Village residents with a stamped return envelope for the convenience of all residents. The survey included 27 questions of mostly multiple choice and a few fill- in style, providing survey respondents with an opportunity to identify any specific issues or concerns not otherwise covered in the survey. The intent of the survey was to get specific information from Town and Village residents, business owners and property owners on how they would characterize current living conditions and municipal services, what they feel are the priority actions that should be undertaken by the Town and Village to improve quality of life, and what types of development and businesses residents would encourage or

discourage. A copy of the survey questionnaire and the complete survey results is contained in Appendix B.

Summary of Survey Results

Question 1: All areas of the town had representation in the survey. About 40% of the respondents were from the town outside the village with the remainder from inside the village or are non-resident landowners (8% of the respondents). Of all the areas, the village had the most respondents.

Question 2: The average number of years living in Athens was 24.4 years. Participants have lived in Athens from less than 5 years to 85 years. The highest percentage of respondents (19%) has lived in Athens less than 5 years. Twelve percent have lived in Athens 6 to 10, 11 to 15, and 16 to 20 years each.

Question 3: Almost 80% of participants are full-time residents.

Question 4: Almost all own their home (99%).

Question 5: The average age of participants was 57 years.

Question 6: Almost half of the participants feel that the quality of life in Athens is still the same as five years ago. About 10% feel it is worse, and almost 27% feel that it is better.

Question 7: There are mixed feelings about whether affordable housing opportunities are needed in Athens. About 35% said that there is a need while an equal number said there is not a need. A full 31% said they were undecided.

Question 8: For those that felt that affordable housing opportunities were needed, respondents preferred using moderately priced dwellings (41%) over in-law apartments, apartment complexes, townhouses, and others. Use of condominiums had the least amount of support with 8% indicating that they would like to see them provided for in Athens.

Question 9: When asked about how satisfied people were about the local government, the majority of people answered, “satisfied” for most of the local government services. There was a high degree of satisfaction with town/village hall hours, fire protection, and

road maintenance (all of these were about 70% being “satisfied”). Satisfaction with zoning was the lowest (33%) with 24% indicating they were not satisfied and 42% saying they had no opinion. For many of the local government categories in this question, many people had no opinion.

Question 10 and 11: This question asked about spending public funding to accomplish various tasks to protect and enhance Athens. No more than 25% of participants were in favor of spending more money even if taxes go up to provide for the various measures indicated in this question. The most support for this kind of spending was for protecting farms and farmland, developing Riverfront Park, developing waterfront access and recreation opportunities, providing for public water and sewer, downtown revitalization, and local police and emergency services (all received about 20 to 25%). There was the most support for spending money only if taxes are not raised. There was little support for spending less than now, but about 1/3 of participants indicated that about the same amount of money as spent now would be adequate. Of all the categories, creating a micro-enterprise assistance program; an industrial park; a housing rehabilitation program; providing affordable housing for first time homebuyers and renters; and providing added senior services were considered to be less important than the other categories for spending money on. Written comments on this question indicated that many people were not in favor of spending any money on a new town hall.

Question 12 and 13: Well over half of the participants indicated that it was “important” to have almost all the items listed in this question in Athens. Those items not considered important include affordable housing for renters and more residential density. Some received mixed opinions: having day care; enhanced tourism; public transportation; and small hobby or recreational farms had about the same number of people indicating that they were important to have in Athens as those who feel they are not important. Of all the items in this question, affordable housing for seniors was felt to be the item that was most important to have in Athens.

Question 14: Almost 83% said that they agreed with consolidating services between the town and village. Well over 73% indicated that they agree with consolidating all services (police, fire, highway, building/zoning, planning board, ZBA, government boards, and tax assessment). Combining fire, police, highway, and government boards was agreeable to over 80% of participants. About half wanted to rely more on county services, and 92% indicated that they want a joint village/town municipal building. Related to this last part, 77% indicated that the municipal building should be renovated and not to develop a new building.

Question 15: 38% said that they were not interested in industrial development anywhere in the town or village. 61% said that they were and these participants favored technology and light industry over manufacturing or distribution businesses. Heavy industry was not favored by many (8%).

Question 16: Most of the recreational opportunities explored in this question were of “strong interest” or “some interest” from participants. Dog parks, golfing, and snowmobiling trails were opposed the most (by about 30 to 40%). Those recreational opportunities receiving the most interest included a community center, cultural activities, hiking trails, marina, senior citizen center, and walking/running paths.

Question 17: When asked about what commercial businesses would participants support, a grocery store received the most number of people indicating there is a “strong need” in Athens for that use. Many people felt that additional restaurants (no drive through), bakery, and medical dental offices have “some need” (about 40%). Several of the businesses were felt by many to have “no need”. These included drive through restaurants, bowling alley, day spa, health food store, home improvement center, industrial development, big box store, mall style businesses, mini-storage units, movie theater, and a music store. When asked where these uses are preferred to be located, the village was the preferred location for most. A few uses were preferred by slightly more people to be located in the town. These include those larger businesses such as a garden center, home improvement center, industrial development, big box store, etc. However, most of these uses were not preferred by the majority of participants at all.

Question 18: Participants felt that having more retail uses, more restaurants, and more recreational and cultural events would encourage them to spend more time downtown. About 35% said that more parking and 33% said that enhanced street beautification would be an encouragement. There were many other ideas of what could be done to enhance use of the downtown area (see written responses.)

Question 19: Participants were asked to identify three things they like most about the Town of Athens. Some of the most common responses include beauty, central location, country atmosphere, farms, historic resources, location on the river, open space, peaceful, quaint, quiet, rural (aesthetics, character, atmosphere, nature, etc.), scenic, small town feel, the people, and the waterfront.

Question 20: Participants were asked to identify three things they like most about the Village of Athens. Some of the most common responses include access to river, architecture, boat launch, historic buildings and character, friendly, Hudson River, location, quaint, quiet, and small and small town character.

Question 21: Participants were asked to identify three things they like the least about the Town of Athens. Some of the most common responses include Athens Generating, high taxes, junk and junk cars, lack of good planning, lack of retail choices, lack of property maintenance, no restaurants or lack of other services, not enough opportunities for jobs, run-down conditions, and lack of recreation activities.

Question 22: Participants were asked to identify three things they like the least about the Village of Athens. Some of the most common responses include run down conditions of buildings, empty storefronts, high taxes, lack of retail choices and services, lack of recreational activities, parking, street and sidewalk maintenance, and unkempt properties.

Question 23: Participants were asked to describe the type of place Athens could be in 20 years. The most common words to describe this future Athens include: affordable, attractive, beautiful, charming, clean, a destination, exciting, historical, peaceful, progressive, prosperous, quaint, quiet, revitalized, rural, safe, scenic, small community, thriving, and vibrant.

Question 25: Participants were asked to identify a street or road where traffic safety is a concern. The primary locations of concern include (see full list):

- Second St. and Washington St. (385)
- Route 385 through the village
- Third Street with no sidewalks
- Howard Hall Road
- Intersection of Greenlake and Buttermilk
- Leeds Athens & 9W
- Vernon Street at 385
- Schoharie Turnpike
- Sleepy Hollow Road
- Union Street

Question 26: Participants were asked to identify places where pedestrian safety is a concern. Common responses include:

- Second Street and 385

- Route 385
- The bank corner
- Leeds Athens Road in various locations
- Schoharie Turnpike
- Sleepy Hollow Road
- Union Street, especially at 385
- Vernon Street

Question 27: An additional 14 pages of comments were received as “additional comments”.

Stakeholder Interviews

Project consultants conducted telephone interviews with individuals identified as stakeholders by the ACCPC. A stakeholder is any group or individual that has a stake in or may be impacted by recommendations developed through the planning process. In general, stakeholders represent municipalities, local government departments, residential communities, business associations, and other local organizations, such as nonprofits, volunteer committees, or special interest groups.

Stakeholder interviews included discussions with persons representing a variety of organizations, agencies, or business interests. The issues discussed with these individuals ranged from specific Town and Village issues with infrastructure, to environmental concerns, to traffic issues, to public parks and recreation resources. The information discovered through these discussions was used to inform the planning process and provide guidance to the ACCPC and the consultants on how to move forward in developing the Comprehensive Plan.

Previous Planning Efforts in the Town & Village

Village of Athens Local Waterfront Revitalization Program

Following the award of a joint Town and Village Local Waterfront Revitalization Program (LWRP) planning grant, a joint Town/Village Waterfront Advisory Committee was appointed. This committee included members of various local boards, business representatives, civic, planning and environmental groups, and area residents. The community was kept informed of the planning effort through periodic releases and public meetings. A questionnaire was distributed to area residents to ascertain their opinion on a variety of applicable issues. While both communities worked on developing the LWRP, only the Village adopted its LWRP and associated implementation measures in 1999. The NYS Secretary of State approved the Program in 2001 and the U.S. Ocean and Coastal Resource Management Office (OCRM) approved the Program in 2002.

The Village LWRP divided the waterfront area into four land use categories: (1) urban area; (2) urban waterfront area; (3) waterfront recreation and open space areas; and (4) planned open space residential. The urban area was identified as appropriate for intensive commercial and residential development. While a variety of uses were regarded as appropriate for the urban waterfront area, the LWRP indicated that priority should be given to those that require a waterfront location. The waterfront recreation and open space area included areas that, given their natural features and habitats, ought to be preserved.

Overview of the LWRP Recommendations

Since the adoption and approval of the Village of Athens Local Waterfront Revitalization Program (LWRP), the Village has implemented many of the recommended actions of the LWRP to improve the Hudson River waterfront, with assistance from the Greene County Soil and Water Conservation District (GCSWCD). The Village of Athens LWRP identified a number of projects as important mechanisms to advance the goals of the LWRP. These priority projects included (1) Substantial phased improvements to the Village's Riverfront Park; (2) Removal of old barges from the waterfront; (3) Improvement to Village-owned waterfront properties to facilitate public water

recreational uses; (4) Pursuit of walking and hiking trail opportunities; (5) Development of scenic overlooks; and (6) Historic preservation and revitalization programs. Many of these riverfront improvement projects have been further pursued and studied by the Greene County Soil and Water Conservation District (GCSWCD), through the Athens Waterfront Restoration Feasibility Study; the Athens Fourth Street Launch & Promenade Project; and the Athens Abandoned Barge Project, which are briefly discussed in the following sections.

Recommended improvements to the Village's Riverfront Park included developing improved docking space and installing a new stand-pipe/dry hydrant for fire fighting capacity. Improvements were recommended for the NYS boat launch and the Village-owned Fourth Street Boat Launch. In addition, improvements were recommended for Rainey Park at the mouth of Murderers Creek and the Wastewater Treatment Plant. The LWRP also recommended that opportunities for public acquisition of waterfront land, through donation or easement, be pursued.

The LWRP included three major trail development recommendations. The "White Elephant Railroad" right of way, which runs from the northern part of the Village to the Coxsackie Town line, was identified as a potential hiking/cross-country skiing/snow-mobile trail. A cleared roadway that runs under the Niagara Mohawk transmission line from NYS Route 385 to the Hudson River in the southern end of the Village was identified as a potential easement site that would permit access for viewing and picnicking. Finally, a third idea was to widen NYS Route 385 to provide for an on-road bike trail. Scenic overlook stopping areas were also recommended for development along NYS Route 385. Street beautification efforts (sidewalk and curbing replacement and resetting and street tree planting) were also recommended to improve accessibility in the Village's historic district. The LWRP also identified several methods to guide future development in the community, to ensure the community's resources are preserved and maintained. One such recommendation included the establishment of design guidelines to guide development in the planned open space residential area (including the Sleepy Hollow development).

Other objectives identified by the LWRP were to conduct historic preservation studies, including developing design guidelines, and to create a multi-faceted tourist program to identify markets, design promotional efforts, and coordinate advertising campaigns. To preserve the Middle Ground Flats area, it was recommended that a management plan be created. To assist the Village in preserving additional open lands, it was recommended that the Village conduct a study examining the feasibility of establishing a trust that can

accept and administer easements, donations, or land acquisitions to protect natural resources and scenic views.

Athens Waterfront Restoration Feasibility Study

The Greene County Soil and Water Conservation District (GCSWCD), with financial and in-kind assistance from the NYS Department of State Local Waterfront Revitalization Program, Iroquois Gas Transmission System, Army Corps of Engineers, Athens Generating Regional & Community Historic Preservation Benefit Program, and other State and Federal funding agencies, developed a feasibility study and final design plans to revitalize the Village's waterfront area. The Study identified recommendations to restore the Village ferry slip and adjoining Riverfront Park to benefit both small pleasure craft users as well as larger tour boats. It was even recommended that the Village (and/or others) investigate the feasibility of establishing a small tour boat operation.

Specific recommendations related to the ferry slip restoration addressed a myriad of environmental issues that might arise due to the restoration activities. Techniques to address these concerns included retrofitting the stormwater system (to include sediment traps and stabilized outfalls); working with appropriate County, State, and Federal agencies on dredging techniques and practices; reconstructing 525 linear feet of bulkhead along the Village shoreline and constructing an improved promenade; and designing all aspects of the project including docks, access ramps, information kiosk, lighting, benches and landscaping to be consistent with the historic character of the downtown.

According to Greene County Soil and Water Conservation District (GCSWCD), additional actions associated with the riverfront project include the construction of a central plaza at the end of Second Street and a small restroom/ticket office facility. There was also an expressed need for additional parking capacity. Methods to increase parking included rearranging and redefining existing on-street parking.

Proposed Barge Removal Project

According to Greene County, there were ongoing attempts by the Village and Greene County Soil and Water Conservation District (GCSWCD) to remove the eleven abandoned vessels that have been stored along the Athens waterfront since the 1970s. According to the County, the vessels, which include barges, tug boats, and a yacht, were brought to Athens by the owner with the intention of rehabilitating the vessels into a series of "waterfront commercial enterprises." As these plans never materialized, the

vessels were abandoned and have deteriorated significantly. Peckham Industries has control of the underwater land grants below the barges.

The blighted vessels, in addition to aesthetic concerns, also present safety and environmental concerns. The area around the barges is heavily covered by wetlands and little is known about what may be stored on the vessels.

Most recently, GCSWCD, who would work in partnership with NYSDEC and Hudsonia, Inc., had been seeking funding to implement the clean-up activities. Working with NYSDEC, GCSWCD was seeking to establish a protocol on unknown vessel removal, establishing standard investigation procedures addressing applicable ecological, navigational, historical, and social impacts. The removal was slated to receive funds several years ago from the Hudson River Estuary Program, but the EPF budget did not get passed and the proposal has since been postponed.

Athens Fourth Street Boat Launch Project

According to Greene County, efforts to conduct improvements to the Village's unimproved boat launch at Fourth Street began in earnest in 2002. Revisiting discussions regarding the site that occurred during the LWRP planning process, the Fourth Street Site was identified as ideal for use as a small craft, paddle craft launch area, where canoes, kayaks, and small power craft could be launched or landed. In 2003, the adjoining landowner opted to participate with the effort, resulting in the scope increasing to include additional public access, a small promenade, increased parking, and improved buffering between properties. Identified as a Hudson River Water Trail site in 2002, the Village has been successful in partnering with both public and private entities to fund and further the project's progress.

Project components for this effort include, but are not limited to:

- Development of a safe launching/land area for paddle boats such as canoes and kayaks;
- Development of a small kiosk to direct paddle visitors to Village businesses;
- Aesthetic improvements including improvements to streetscape, utility relocation, and improvements to adjoining private buildings and the old slip;
- Installation of landscaping, benches, and planters; and
- Development of parking spaces which can be used by paddlers.

Hudson River Improvement Fund Grant

In March 2000, the Village of Athens submitted a grant application to the Hudson River Improvement Fund for \$15,000 to fund municipal planning services to “help reorient and attract business activity and tourism towards the riverfront and Second Street business district.” The intent behind this proposed activity was to enhance these facilities so that they will encourage the public to visit the village’s center and its riverfront park, helping to restore the area to its former role as the center of the community for inhabitants and visitors. It was desired that the plan guide future development of the Village’s waterfront assets and business district. In addition to a public outreach effort, this planning process was to include review of the previously completed LWRP, a marketing strategy to attract appropriate business and tourism to the riverfront and Village business district, and a prescriptive and objective revitalization plan. This grant application was unsuccessful.

Town and Village of Athens Municipal Community Center: Evaluation of Existing Municipal Offices and Feasibility Study of Future Government Space

In August 2004, J. Robert Folchetti and Associates completed a study to evaluate options related to the shared Town and Village Municipal Community Center. One option they examined involved the construction of a new Town Hall/Town Center to house Town offices while the Village offices remained in the existing Community Center building. The alternative was to rehabilitate the existing Community Center to better meet the needs of both the Town and Village. The rehabilitation efforts would also have to include modifications to make the facility compliant with the Americans with Disabilities Act (ADA).

As part of the study, the consultants conducted interviews with both the Board of Trustees and the Town Board as well as with Town and Village employees to gain a better understanding of the future needs of each department. They also examined the potential historic impacts associated with modifying the existing Community Center. A survey was prepared to evaluate the opinions of the community, especially on the issues considered to be “intangibles.” Approximately 80% of respondents expressed the opinion that the municipalities should share a common location, share costs, and that a central location provides an overall convenience to residents.

More information on this study is included in the Municipal and Community Resources section of this plan.

Village Main Street Plan

In 2000, the Village of Athens applied for a technical assistance grant from the Governors Office for Small Cities. Gathering data on building conditions and soliciting public opinion, the Village then set out to prepare a Main Street plan that would revitalize the Athens Business District. A “L” shaped study area, the delineated Main Street, originating at Warren and Second Streets continuing to Water and Fourth Streets, included a mixture of commercial, retail, restaurant, and residential buildings. Although a draft was presented to the Village Board, the plan was never completed or adopted.

County Planning Efforts

Greene County Economic Development Plan

Initiated by the Greene County Legislature, the Greene Business Partnership is overseeing the preparation of a countywide Comprehensive Economic Development Plan. The Greene Business Partnership is a collaborative membership organization including the Greene County Department of Planning and Economic Development, the Greene County Industrial Development Agency, and the Greene County Chamber of Commerce. A multi-year planning process, the County engaged consultants in 2005 to assist with the development of the plan. Once completed, the plan will provide a comprehensive assessment of the County economy and provide a set of prioritized strategic directions and actions to improve the livability and quality of life for residents.¹ In addition, the plan aims to facilitate the creation of high-quality jobs, generate new investment in the communities, and ensure the county’s long-term fiscal health. The plan is expected to be completed and adopted by early April or May of 2007.

On-going economic development efforts have documented that Greene County is uniquely situated in “three” external regional markets; the Capital Region, the Hudson Valley, and the Great Northern Catskills. These external markets have significant influences on the work and travel patterns of the area. According to the Greene Business Partnership, the terrain of Greene County divides the county into three unique geographic zones for purposes of planning and decision making for economic development: the Mountaintop Towns, the Historic River Towns, and the Valley Towns. The Town and

¹ About the Greene County Comprehensive Economic Development Plan <http://www.greenebusiness.com/about.html>

Village of Athens, along with Catskill, Coxsackie, and New Baltimore are included in the Historic Hudson River Towns category.

A Target Industry and Resource Analysis was completed for each of the regions and shows potential industry opportunities and related requirements and issues associated with each one. Opportunities identified in the Historic River Towns are listed in **Table 1** below.

Table 1: River Town Opportunity Areas

Description of Opportunity	Facility Requirements	Issues/Comments
Food (large commercial baking plant or cheese processor)	Industrial Park with gas (for bakery) and treatment plant capacity (for cheese processing wastes)	Competing with Albany for labor
Printing Operations	Industrial Park	Competing with Albany for labor
Plastics and Rubber	Industrial Park with gas and rail access (for larger plastics molding operations)	Competing with Albany for labor
Fabricated Metal/Mach.	Industrial Park	Competing with Albany for labor
Computers and Electronics Medical Devices	Industrial Park with clean room capability	Enhance quality of life (housing, healthcare and shopping) for relocated professionals
Warehousing and Storage	Industrial Park with low cost land and direct access to interstate	Gaining access to qualified high school grads that want to work in warehousing
Financial Services Back Office	Office park with at least 10,000 SF office shell in place with interstate access	Competing with Albany for labor
Professional/Technical Serv.	Office park and sub-divided building	Competing with Albany for labor. Enhance quality of life

Source: Moran, Stahl, and Boyer, LLC. For Greene County Economic Development Plan

As part of the Greene County Economic Development Plan, the Historic River Towns of the County were evaluated in terms of historic economic trends, existing economy, development and projects, and potential growth areas. Athens historically was a center for shipbuilding and boat building, with more than 200 steam vessels being built there,

including the Kaaterskill, a well-known sidewheeler.² Today, the Electric Launch Company continues the tradition of boat building. Athens was also home to sizable brick manufacturing industry, which attracted seasonal laborers.

Recent development and projects in Athens has been varied, including residential projects, commercial activities, community uses, and industrial developments. Residential activities include the ongoing development of Sleepy Hollow Lake. Commercial projects include the development of Dionysos Restaurant; construction of a commercial elevator storage warehouse; and the placement of a utility trailer manufacturing space on NYS Route 9W. Public and community projects include the Greene County Highway Department garage; new fire training and tower facility; and Village of Athens Firehouse. Industrial projects include the newly constructed Athens Generating natural gas powered power plant on NYS Route 9w and Iroquois Compressor.

During public workshops, participants discussed ongoing development trends, infrastructure needs, and plans for future development in Greene County's River Towns. Potential growth areas identified for the Town and Village of Athens by residents attending the Greene County Economic Development public workshop include clustered commercial, office, and retail uses at NYS Route 9W and Schoharie Turnpike; revitalized use of historic storefronts for commercial/retail uses along Second Street; and use of historic structures for commercial/retail uses on NYS Route 385 in the Village.

Participants at public workshops also believe future small-scale industrial development should be focused within the designated Empire Zone. The waterfront district was identified as an appropriate location for parks, recreational development, water-related businesses, and activities such as marinas and restaurants. Affordable housing is preferred for development around Vernon and Union Streets. Agricultural uses are preferred for continuance wherever possible throughout the Town and Village. A "Sportsman's Land Trust" was suggested as one technique to preserve existing open space and potentially attract visitors to the community.

In assessing Athens' existing public water and sewer system, residents identified the need for additional infrastructure expansion. Continued development could tax existing groundwater supplies and push aging septic systems to their limits, potentially resulting in septic failure and costly clean-ups. Therefore, according to the Greene County

² "Sub-Regional Opportunities for Historic River Towns," Saratoga Associates, 2006.

Economic Development Plan, expanded water and sewer districts may be needed in areas where the most growth has and will occur.

Greene County Habitat Management Plan

In 2004, the Greene County Soil & Water Conservation District (GCSWCD), the Greene County Industrial Development Agency (GCIDA) with assistance from a wide range of other key stakeholders such as Audubon NY and NYSDEC Hudson River Estuary Program initiated two efforts targeted at a developing a better understanding of habitat resources in the 9W corridor, 1) the training of local stakeholders and 2) the development of a detailed plan for habitat assessment and protection. The focus area for the Greene County Habitat Management Plan is 29,468 acres (46 square miles) bound by the Albany County border to the north, the Hudson River to the east, NYS Route 23 to the south, and Interstate 87 or US Route 9W (whichever is most westerly) to the west.

At the present time, the planning process for the Greene County Habitat Management Plan is currently underway, however, according to the plan introduction, “the intention of the Plan is to offer an informative foundation for municipalities; developers, local residents, and other stakeholders interested in the future of this locally treasured landscape and its wildlife.” “The management plan is designed to help initiate consistent and effectual parameters for future planning.” “With the outlined plan, developers can make more informed decisions, and regulatory agencies can better negotiate land uses and trade-offs.” “The Plan establishes groundwork for future environmental planning that will predictably continue happening in this area.”

Demographic Profile

This section summarizes a number of trends, including population, age, housing, education, and income, currently impacting the Town and Village of Athens. For comparative purposes, data of neighboring riverfront villages (Village of Catskill and Village of Coxsackie), New York State, and Greene County are also evaluated. This information is culled primarily from the 2000 U.S. Census of Population and Housing Summary File 3 (SF3). The SF3 contains detailed tabulations of the questions asked of a sampling of census respondents (the sample or long-form questionnaire is delivered to 1 out of every 6 residents). The results include detailed data concerning population, sex, age, households and families by relationship, housing occupancy, income, poverty, education, employment, etc. It is important to note that these data are based on a sample of the population and housing units throughout the Town and Village and are subject to sampling errors.

To document trends, some information from the 1980 and 1990 Census is included, as well as population projections obtained from ESRI Business Information Solutions.³ Please note that because the Village is wholly within one Town, the Town figures presented in the tables that follow include the Village figures. The source data has not been adjusted to show only the remainder of the town, (the town outside of the village).

Population

Local population growth or decline is often dependent upon several factors including: economic expansion, environmental capacity, housing suitability, age driven needs, and regional desirability. According to the US Census Bureau, the Town of Athens population increased from 3,561 in 1990 to 3,991 in 2000. This reflects a 12.1% growth rate, a significant increase when compared to the State's 5.5%, and the County's 7.7% growth rates. The Village of Athens had a growth rate of 8.4% during the same period. See **Table 2** below.

³ ESRI Business Information Solutions is a leading source for demographic, business, and retail market data in the United States. Their information is often purchased by retail and industrial sector entities to determine primary market types within a specific area.

Table 2: Historic and Projected Population Trends

Year	Athens Village		Athens Town		Greene County		New York State	
	Number	Growth	Number	Growth	Number	Growth	Number	Growth
1980	1,738	NA	3,462	NA	40,861	NA	17,558,165	NA
1990	1,563	-10.1%	3,561	2.9%	44,739	9.5%	17,990,778	2.5%
2000	1,695	8.4%	3,991	12.1%	48,195	7.7%	18,976,821	5.5%
2005	1,786	5.4%	4,206	5.4%	48,890	1.4%	19,411,913	2.3%
2010	1,830	2.5%	4,320	2.7%	49,543	1.3%	19,871,975	2.4%

Source: U.S. Census of Population and Housing, 1980, 1990, 2000, 2005. Source for 2010

Projections: ESRI Business Information Solutions.

In 2000, Village density was approximately 503 people per square mile (1,695/3.37 sq.mi.) and Town density was approximately 143 people per square mile (3,991/28 sq.mi.).

During the same decade, the Village of Cossackie, located north of Athens, experienced an increase in population of 6.5%, while the Village of Catskill, located south of Athens, experienced a decrease of 4.6%. See **Table 3** for more details.

Table 3: Historic and Projected Population Trends

Year	Catskill Village		Cossackie Village	
	Number	Growth	Number	Growth
1980	4,718	NA	2,786	NA
1990	4,603	-2.4%	2,719	-2.4%
2000	4,392	-4.6%	2,895	6.5%
2005	4,502	2.5%	2,902	0.2%
2010	4,562	1.3%	2,940	1.3%

Source: U.S. Census of Population and Housing, 1980, 1990,

2000, 2005 Estimates. Source for 2010 Projections: ESRI

Business Information Solutions.

Population estimates for 2005 indicate continuing upward population growth trends for Greene County (1.4%) and NYS (2.3%). In addition, according to the 2005 population estimates, the Town and Village of Athens each grew by 5.4% between 2000 and 2005. During the same period, the neighboring Village of Cossackie experienced a slight increase in population of 0.2%, while the Village of Catskill grew by 2.5%. ESRI's 2010 population projections forecasted that the Town and Village of Athens, Greene County, and NYS along with the neighboring villages, would continue to experience positive population growth. See **Tables 2 and 3** for additional details.

Age Distribution

According to the 2000 Census, the percentage of population below the age of 18 is similar in all geographic locations: the Village (26.5%), the Town (25.2%), Greene County (26.1%), and NYS (27.5%). It was further identified that the 20 – 34 age group represents less of the total population in the Village (14.7%) and Town (14.5%) than in either the County (17.8%) or State (21.1%).

The 35 – 54 age group contributes a larger portion of the population to the Town (32.4%) and the Village (30.6%) than either to the County (29.8%) or the State (29.7%). The 55 – 64 age group comprises the smallest portion of the population in all four locations: the Village (9.6%), the Town (11.6%), the County (10.6%), and the State (8.9%).

Table 4: Comparison of Population by Age - 2000 Census

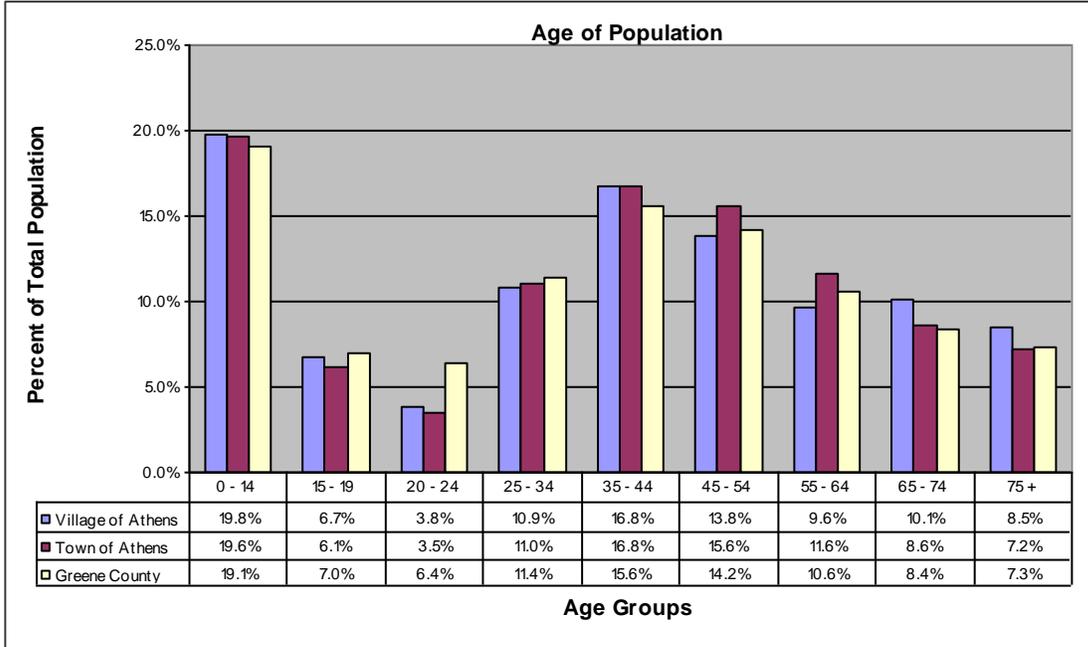
Age	Village of Athens		Town of Athens		Greene County		New York State	
	Total	%	Total	%	Total	%	Total	%
0 - 14	335	19.8%	782	19.6%	9,201	19.1%	3,923,707	20.7%
15 - 19	114	6.7%	244	6.1%	3,387	7.0%	1,287,544	6.8%
20 - 24	65	3.8%	138	3.5%	3,087	6.4%	1,244,309	6.6%
25 - 34	184	10.9%	440	11.0%	5,494	11.4%	2,757,324	14.5%
35 - 44	284	16.8%	669	16.8%	7,524	15.6%	3,074,298	16.2%
45 - 54	234	13.8%	623	15.6%	6,847	14.2%	2,552,936	13.5%
55 - 64	163	9.6%	462	11.6%	5,111	10.6%	1,687,987	8.9%
65 - 74	172	10.1%	344	8.6%	4,028	8.4%	1,276,046	6.7%
75 +	144	8.5%	289	7.2%	3,516	7.3%	1,172,306	6.2%
Total	1,695	100.0%	3,991	100.0%	48,195	100.0%	18,976,457	100.0%
Median Age	40.6		41.1		39.0		35.9	

Source: U.S. Census of Population and Housing, 2000.

The percentage of senior citizens (individuals aged 65 and over) is similar in both the Town (15.8%) and the County (15.7%). The Village had the highest percentage of senior citizens at 18.6%, while NYS had the lowest percentage at 12.9%. See **Table 4** and **Figure 1** for more details.

The estimated median age in 2000 for the Village, Town, and Greene County were comparable, ranging between 39.0 and 41.1. The State's median age, at 35.9, was considerably lower.

Figure 1: Population by Age Group, 2000



Source: U.S. Census of Population and Housing, 2000.

For comparison purposes, **Table 5**, illustrates the age distribution in the villages of Catskill and Coxsackie in 2000. The proportion of individuals 19 years or younger in the Villages of Catskill (27.8%) and Coxsackie (29.2%) is comparable to trends occurring in the Town and Village of Athens.

Residents between the ages of 20 and 34 comprised a slightly higher percentage of the population in the Villages of Catskill (18.9%) and Coxsackie (17.7%), as compared to the Village (14.7%) and Town (14.5%) of Athens. The percentage of senior citizens in the Village of Coxsackie, at 13.7%, was the lowest of all the four study areas. Senior citizens comprised 17.5% of the population in the Village of Catskill, 18.6% in the Village of Athens, and 15.8% in the Town of Athens.

Table 5: Neighboring Comparison of Villages' Population by Age, 2000 Census

Age	Village of Catskill		Village of Coxsackie	
	Total	%	Total	%
0 - 14	954	21.7%	645	22.3%
15 - 19	270	6.1%	199	6.9%
20 - 24	255	5.8%	167	5.8%
25 - 34	574	13.1%	344	11.9%
35 - 44	597	13.6%	455	15.7%
45 - 54	605	13.8%	403	13.9%
55 - 64	370	8.4%	285	9.8%
65 - 74	359	8.2%	196	6.8%
75 +	408	9.3%	201	6.9%
Total	4,392	100.0%	2,895	100.0%
Median Age	37.5		37.1	

Source: U.S. Census of Population and Housing, 2000.

Household Composition

Table 6 compares household composition for the Town and Village of Athens, Greene County, and NYS. In 2000, it was estimated that the Town had a total of 1,600 households, of which, 1,111 households (69.4%) were Family Households, and 489 households (30.6%) were Non-family Households including individuals living alone or together as roommates. Of the Town's total Family Households, 877 households (54.8%) were married-couple families, while 234 households (14.6%) were Other families.

Table 6: Household Composition, 2000

Total Population	Village of Athens		Town of Athens		Greene County		New York State	
	Total	%	Total	%	Total	%	Total	%
Total households	687	100.0%	1,600	100.0%	18,256	100.0%	7,056,860	100.0%
Family households	451	65.6%	1,111	69.4%	12,073	66.1%	4,639,387	65.7%
Married-couple family	335	48.8%	877	54.8%	9,343	51.2%	3,289,514	46.6%
With children < 18 years	143	20.8%	352	22.0%	3,875	21.2%	1,527,187	21.6%
Other Family	116	16.9%	234	14.6%	2,730	15.0%	1,349,873	19.1%
With children < 18 years	73	10.6%	146	9.1%	1,752	9.6%	704,194	10.0%
Non-family households	236	34.4%	489	30.6%	6,183	33.9%	2,417,473	34.3%
Householder living alone	204	29.7%	405	25.3%	5,094	27.9%	1,982,742	28.1%
Householder not living alone	32	4.7%	84	5.3%	1,089	6.0%	434,731	6.2%

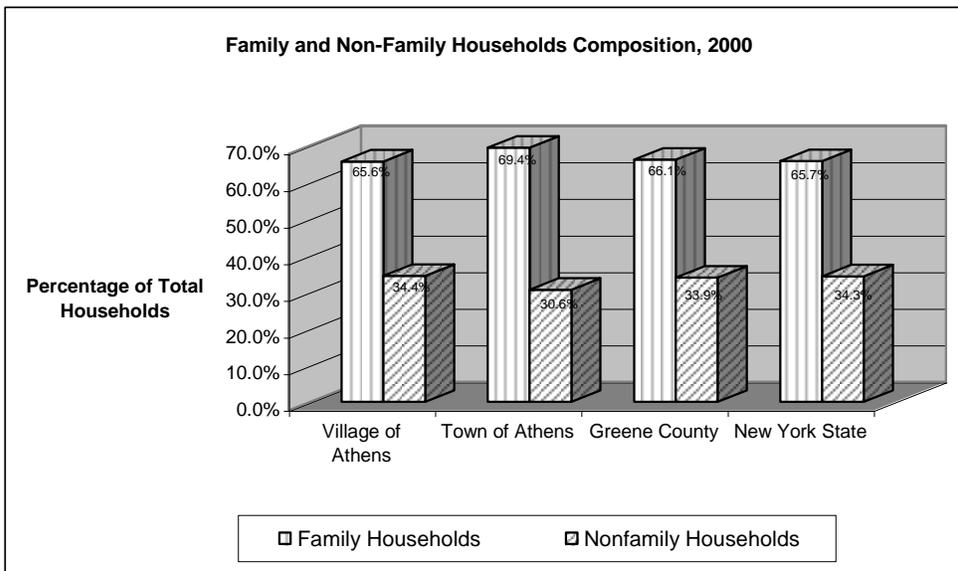
Table 6 continued:

All Households w/ children < 18 yrs	216	31.4%	489	30.6%	5,627	30.8%	2,466,483	35.0%
Households below Poverty Level	79	11.5%	133	8.3%	2,237	12.3%	982,266	13.9%
Average household size	2.44		2.48		2.42		2.61	
Average family size	3.01		2.96		2.97		3.22	

Source: U.S. Census of Population and Housing, 2000.

The Village had a total of 687 households, of which, 451 households (65.6%) were Family Households and 236 households (34.4%) were categorized as Non-family households, including individuals living alone or together as roommates. This figure is slightly higher than the Town (30.6%) but comparable to the County (33.9%) and NYS (34.3%). Of the Village's total Family Households, 335 households (48.8%) were married-couple families, while 116 households (16.9%) were Other families. The Village had the highest percentage of householders living alone (29.7%), when compared to the Town (25.3%), the County (27.9%), and NYS (28.1%). The percentage of households living below poverty in the Town (8.3%) is lower than the Village (11.5%), the County (12.3%), and NYS (13.9%). The average household size for NYS (2.61) is slightly higher than the Village (2.44), the Town (2.48), and the County (2.42). The average family size for NYS is 3.22. This figure is slightly higher than the Village (3.01), the Town (2.96), and the County (2.97).

Figure 2: Family and Non-Family Households, 2000



Source: U.S. Census of Population and Housing, 2000.

Table 7 compares the household composition of the neighboring riverfront Villages of Catskill and Coxsackie. In 2000, it was estimated that the Village of Catskill households included 62.4% family households and 37.6% non-family households. The Village of Coxsackie had 60.9% family households and 39.1% non-family households. The percentage of family households in the two neighboring Villages is lower than both the Town and Village of Athens.

Table 7: Household Composition of Neighboring Villages, 2000

Total Population	Village of Catskill		Village of Coxsackie	
	Total	%	Total	%
Total households	1,765	100.0%	1,188	100.0%
Family households	1,101	62.4%	724	60.9%
Married-couple family	687	38.9%	518	43.6%
With children < 18 years	291	16.5%	253	21.3%
Other Family (No Spouse Present)	414	23.5%	206	17.3%
With children < 18 years	283	16.0%	143	12.0%
Nonfamily households	664	37.6%	464	39.1%
Householder living alone	551	31.2%	389	32.7%
Households With children < 18 years	574	32.5%	396	33.3%
Households below Poverty Level	301	17.1%	172	14.5%
Average household size	2.39		2.38	
Average family size	2.99		3.09	

Source: U.S. Census of Population and Housing, 2000.

Household Income

Table 8 compares household income in the Town and Village of Athens to Greene County and NYS. In 2000, the Town had the smallest share of households earning less than \$25,000 (27.6%). The Village had 31.8% of households earning less than \$25,000, and the County and NYS had 32.6% and 29.6% respectively.

In 2000, 37.4% of Town households earned between \$25,000 and \$49,999. This figure was higher than the Village (35.9%), County (33.4%), and State (26.2%). The percentage of households earning between \$50,000 and \$74,999 in the County and State, at 18.3% and 18.4% are comparable. The percentage of households earning between \$50,000 and \$74,999 in the Village, at 17.2%, and in the Town, at 16.2%, are slightly lower.

Of all four areas, NYS had the highest percentage (25.9%) of households earning \$75,000 or more. The percentage of residents earning \$75,000 or more in the County followed at 18.8%. The Village and the Town at 15.2% and 15.7% respectively were similar.

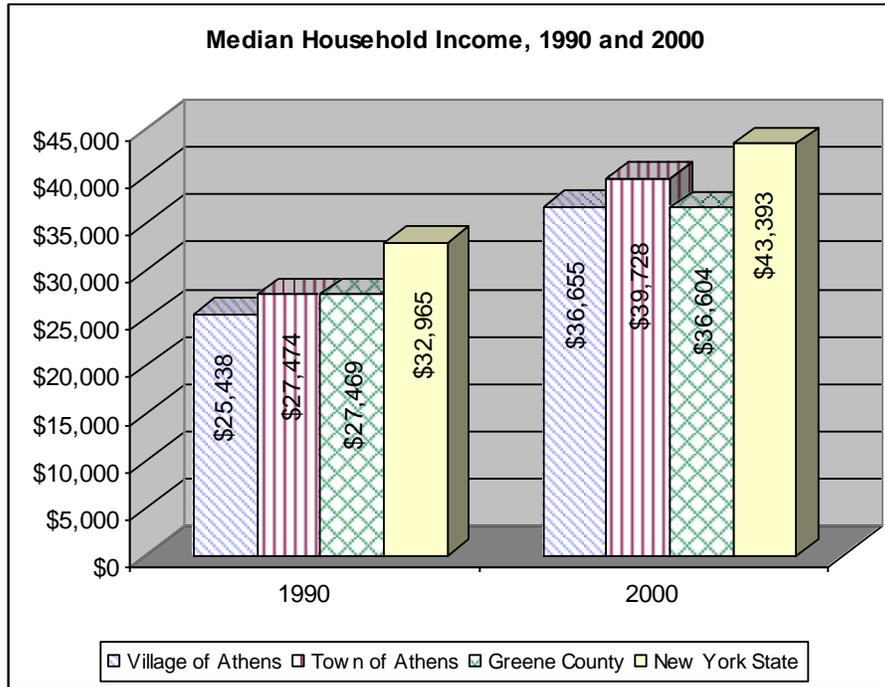
Table 8: Household Income, 2000

Income in 1999	(V) Athens	% Of Total	(T) Athens	% Of Total	Greene Co. % Of Total	NYS % of Total
Less than \$25,000	226	31.8%	442	27.6%	32.6%	29.6%
\$25,000 to \$49,999	255	35.9%	598	37.4%	33.4%	26.2%
\$50,000 to \$74,999	122	17.2%	260	16.2%	18.3%	18.4%
\$75,000 to \$99,999	56	7.9%	151	9.4%	8.0%	10.6%
\$100,000 or more	52	7.3%	150	9.4%	7.7%	15.3%
Total Households	711	100.0%	1,601	100.0%	100.0%	100.0%
Median HH Income- 1990	\$25,438		\$27,474		\$27,469	\$32,965
Median HH Income- 2000	\$36,655		\$39,728		\$36,604	\$43,393

Source: U.S. Census of Population and Housing, 1990 and 2000.

In 1990, the median household income was \$25,438 in the Village, \$27,474 in the Town, \$27,469 in the County, and \$32,965 in NYS. Between 1990 and 2000, median household income in the Town increased by 44.6% while it increased by 44.1% in the Village. During the same time period, median household income in the County increased by 33.3% and in NYS it increased by 31.6%. See **Figure 3**.

Figure 3: Median Household Income, 2000



Source: U.S. Census of Population and Housing, 1990 and 2000.

Table 9 highlights the breakdown of household income in the villages of Catskill and Coxsackie. The percentage of households earning less than \$25,000 in the Village of Coxsackie (33.1%) is comparable to both the Town and Village of Athens. On the other hand, the percentage of Catskill’s residents earning less than \$25,000 is considerably higher (43.9%).

Table 9: Household Income of Neighboring Villages, 2000

Income in 1999	(V) Catskill	% Of Total	(V) Coxsackie	% Of Total
Less than \$25,000	779	43.9%	391	33.1%
\$25,000 to \$49,999	523	29.5%	402	34.0%
\$50,000 to \$74,999	230	13.0%	211	17.8%
\$75,000 to \$99,999	129	7.3%	133	11.2%
\$100,000 or more	114	6.4%	46	3.9%
Total Households	1,775	100.0%	1,183	100.0%
Median HH Income- 1990	\$26,134		\$27,946	
Median HH Income-2000	\$28,261		\$35,787	

Source: U.S. Census of Population and Housing, 1990 and 2000.

The percentage of Coxsackie households earning between \$25,000 and \$49,999 is similar to the Town and Village of Athens. The percentage of residents earning between \$25,000 and \$49,999 is 34.0% in the Village of Coxsackie and 29.5% in the Village of Catskill. The Village of Coxsackie had 15.1% of residents earning \$75,000 or more. This figure is slightly lower for the Village of Catskill at 13.7%.

Educational Attainment

National trends indicate that more and more individuals are attaining higher levels of education, while the number having a high school education or less has been steadily decreasing. When reviewing educational attainment data from Census 2000, it is evident that the trends occurring in the Town and Village of Athens are consistent with these national trends.

In comparing all four study areas: the Town and Village of Athens, Greene County, and NYS, it is clear that the Village of Athens had the highest percentage (28.1%) of residents with less than a high school diploma. The Town, County, and NYS showed comparable percentages of residents lacking a high school diploma with 20.7%, 21.4%, and 20.9%, respectively.

Table 10: Educational Attainment, 2000

Attainment Level	Village of Athens	Town of Athens	Greene County	New York State
Less than 9th grade	10.9%	7.6%	5.8%	8.0%
9th to 12th grade, no diploma	17.2%	13.1%	15.6%	12.9%
High school graduate	31.6%	35.9%	36.5%	27.8%
Some college, no degree	17.4%	18.9%	18.0%	16.8%
Associate degree	8.6%	6.1%	7.6%	7.2%
Bachelor's degree	8.7%	9.4%	9.0%	15.6%
Graduate or professional degree	5.7%	9.0%	7.4%	11.8%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

In 2000, the percentage of Town residents with a high school degree and some college education, but no degree was 54.8%. The Village and the County showed similar trends,

at 49.0% and 54.5%, respectively. The State, at 44.6%, falls behind the other three areas. (Refer to **Table 10**).

In 2000, the State had the highest percentage (27.4%) of residents with a bachelor’s and/or graduate/professional degree in all four areas. This figure was 14.4% for the Village, 18.4% for the Town, and 16.4% for the County.

As indicated in **Table 11**, the percentage of residents with less than a high school diploma in the Village of Catskill was 22.7% in 2000, and 19.0% for the Village of Coxsackie. The Village of Athens percentage of residents without a high school diploma was 28.1% and the Town of Athens was 20.7%. The Village of Catskill (56.6%) had the highest percentage of the communities examined with a high school degree and some college education, but no degree. Coxsackie had 53.6% residents with a high school degree and some college education, but no degree. The percentage of Town of Athens residents with a high school degree and some college education, but no degree was 54.8%. The Village had 49.0%.

The Village of Coxsackie had a higher percentage of residents (16.1%) with a bachelor’s and/or graduate/professional degree than the Village of Catskill (13.3%). However, the Town of Athens had the highest percentage of all four with 18.4%. The Village of Athens percentage was 14.4.

Table 11: Educational Attainment, 2000

Attainment Level	Village of Catskill	Village of Coxsackie
Less than 9th grade	6.3%	6.0%
9th to 12th grade, no diploma	16.4%	13.0%
High school graduate	39.2%	33.6%
Some college, no degree	17.4%	20.0%
Associate degree	7.3%	11.4%
Bachelor's degree	6.2%	7.1%
Graduate or professional degree	7.1%	9.0%
Total	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

Housing Resources

Housing Inventory

Housing stock in the Town and Village of Athens consist of a variety of architectural styles and housing types. As shown in **Table 12: Year Structure Built, 2000**, according to the US Census 2000, most housing units in the Town of Athens (56.2%) were constructed in 1969 or earlier, and 26.4% were constructed between the periods of 1970 and 1989. Another 17.4% of the Town’s housing units were constructed between 1990 and 2000.

As shown in **Table 12** below, the majority of housing units in the Village of Athens (69.9%) were constructed in 1969 or earlier. Another 17.4% were built from 1970 to 1989, and approximately 12.6% were constructed between 1990 and 2000. While according to the US Census, the Town and Village of Athens witnessed an increase in construction of new housing units of 17.4% and 12.6 % respectively, between 1990 and 2000, Greene County as a whole experienced approximately 12.0%, with NYS experiencing a considerably lower construction rate increase of 6.9% during this ten-year period.

Table 12: Year Structure Built, 2000

Year Structure Built	Village of Athens		Town of Athens		Greene County		New York State	
	#	%	#	%	#	%	#	%
Built 1999 to March 2000	0	0.0%	23	1.2%	313	1.2%	67,821	0.9%
Built 1995 to 1998	19	2.4%	63	3.2%	908	3.4%	198,312	2.6%
Built 1990 to 1994	81	10.2%	257	13.0%	1961	7.4%	259,063	3.4%
Built 1980 to 1989	83	10.4%	260	13.2%	4260	16.0%	594,390	7.7%
Built 1970 to 1979	56	7.0%	260	13.2%	4262	16.1%	866,120	11.3%
Built 1969 or Earlier	556	69.9%	1,109	56.2%	14840	55.9%	5,693,601	74.1%
Total:	795	100.0%	1,972	100.0%	26,544	100.0%	7,679,307	100.0%
Median Year Structure Built	1940		1963		1964		1954	

Source: U.S. Census of Population and Housing, 2000, SF-3 Sample Data.

Please note, the information presented in many of the tables in this section are referenced in Summary File 3 (SF-3) of Census 2000, which are data based on a sample (1 out of every 6 residents) of the respective municipalities. According to the Census Bureau, *when information is missing or inconsistent, the Census Bureau uses a method called imputation to assign values. Imputation relies on the statistical principle of "homogeneity," or the*

tendency of households within a small geographic area to be similar in most characteristics. The data is provided to give a general idea of housing development patterns in Athens and the surrounding region.

Recent building permit data provided by the Town and Village Building and Code Enforcement Officers show an additional growth of 43 new single-family homes in the Village, and 136 new single-family homes in the Town between 2000 and 2006. Eighty nine (89) of the 136 homes were constructed around Sleepy Hollow Lake in the Town. (The Village Building Inspector was unable to specify the number of permits that were issued for the Village portion of Sleepy Hollow Lake). **Table 13** shows the number of new single-family homes constructed between 2000 and 2006, according to Town and Village building permit records.

Table 13: Building Permits Issued for New Single-Family Homes, Village and Town of Athens, 2000 – 2006

Year	Total Permits (Village)	Permits (Town outside of SH*Lake)	Permits (SH* Lake – Town Portion)	Total Permits (Town)	Total Permits (Town & Village Combined)
2000	4	7	4	11	15
2001	**	6	7	13	13
2002	6	8	11	19	25
2003	8	9	18	27	35
2004	9	5	17	22	31
2005	12	6	21	27	39
2006	4	6	11	17	21
Total	43	47	89	136	179

Source: Town and Village of Athens Building Permit records 2000 – 2006. Notes: * SH = Sleepy Hollow Lake. ** Village cannot find record. All data for the Village includes the permits issued for Sleepy Hollow Lake. The Village Building Inspector was unable to specify the number of permits that were issued for the Village portion of Sleepy Hollow Lake.

As indicated in **Table 14** Units by Structure for the Town of Athens, 1990 and 2000, according to the US Census, the Town of Athens showed an increase of 18.2% in single-family detached units from 1990 to 2000, and a reported decrease of 16.3% in single family attached units. Two family units increased by 5.6% and multi-family units (5 to 9 family) showed an increase of 13.3%. Multi-family units (20 + family) showed a large increase of 113% from 1990 to 2000. However, they still only made up 2.5% of the total housing stock in the Town in 2000.

Table 14: Units by Structure for the Town of Athens, 1990 and 2000

Type of Unit	1990		2000		% Change (1990-2000)
	Total	%	Total	%	
1Family, detached	1,250	71.1%	1,478	74.9%	18.2%
1Family, attached	49	2.8%	41	2.1%	-16.3%
2 Family	125	7.1%	132	6.7%	5.6%
3 or 4 Family	80	4.5%	63	3.2%	-21.3%
5 to 9 Family	15	0.9%	17	0.9%	13.3%
10 to 19 Family	19	1.1%	15	0.8%	-21.1%
20 + Family	23	1.3%	49	2.5%	113.0%
Mobile home or other	198	11.3%	177	9.0%	-10.6%
Total	1,759	100.0%	1,972	100.0%	12.1%

Source: U.S. Census of Population and Housing, 1990 and 2000, SF-3 Sample Data.

As indicated in **Table 15**:Units by Structure for Village of Athens, 1990 and 2000, from 1990 to 2000, the Village of Athens showed an increase of 7.1% in single-family detached units and 17.9% in single-family attached units. Two family units decreased by 1.3% and multi-family units (3 to 4 family) decreased by 16.9%. The Village also had a large increase (120 %) in multi-family units (5 to 9 family) and in 20 + family units (276.9 %). However, it should be noted, that they make up only 7.6% of the housing stock.

Table 15: Units by Structure for Village of Athens, 1990 and 2000

Type of Unit	1990		2000		% Change (1990-2000)
	Total	%	Total	%	
1Family, detached	491	68.8%	526	66.2%	7.1%
1Family, attached	28	3.9%	33	4.2%	17.9%
2 Family	76	10.6%	75	9.4%	-1.3%
3 or 4 Family	59	8.3%	49	6.2%	-16.9%
5 to 9 Family	5	0.7%	11	1.4%	120.0%
10 to 19 Family	0	0.0%	9	1.1%	NA
20 + Family	13	1.8%	49	6.2%	276.9%
Mobile home or other	42	5.9%	43	5.4%	2.4%
Total	714	100.0%	795	100.0%	11.3%

Source: U.S. Census of Population and Housing, 1990 and 2000, SF-3 Sample Data.

In reviewing **Table 16: Housing Inventory by Occupancy, 2000**, it is estimated that the Town of Athens housing stock consisted of 1,972 units, of which, 1,600 homes, or 81.1%, were occupied in 2000. Of the total occupied units, 1,194 housing units, or 74.6%, were owner-occupied while the remaining 406 housing units, or 25.4%, were renter-occupied. In addition, the Town had 372 vacant units, or 18.9% of its total housing inventory. Of the total vacant units, 234 units were used for seasonal, recreational or occasional purposes, comprising 62.9% of the Town’s total vacant housing units.

The Village of Athens housing stock consisted of 793 units in 2000, of which, 687 homes (or 86.6%) were occupied. Of these, 476 housing units (or 69.3%) were owner-occupied while the remaining 211 (or 30.7%) were renter-occupied units. The Village had 106 vacant units (13.3% of its total housing inventory). Of the total vacant units, 42 homes (or 39.6%) were used for seasonal, recreational purposes, comprising 5.2% of the Village’s total vacant housing. It should be noted, that the 39.6% of the Village’s vacant units is comparable to the State percentage of seasonal, recreation, or occasional units at 37.8%.

Table 16: Housing Inventory by Occupancy, 2000

Characteristics	Village of Athens		Town of Athens		Greene County	NYS
	Number	%	Number	%	%	%
Total housing units	793	100.0%	1,972	100.0%	100.0%	100.0%
Occupied housing units	687	86.6%	1,600	81.1%	68.8%	91.9%
Vacant housing units	106	13.4%	372	18.9%	31.2%	8.1%
Total Occupied housing units	687	100.0%	1,600	100.0%	100.0%	100.0%
Owner-occupied housing units	476	69.3%	1,194	74.6%	72.1%	53.0%
Renter-occupied housing units	211	30.7%	406	25.4%	27.9%	47.0%
Total Vacant housing units	106	100.0%	372	100.0%	100.0%	100.0%
For rent	8	7.5%	16	4.3%	8.5%	25.5%
For sale only	4	3.8%	16	4.3%	5.6%	9.5%
Rented or sold, not occupied	24	22.6%	34	9.1%	2.7%	6.5%
Migrant Workers	0	0.0%	0	0.0%	0.0%	0.1%
Seasonal, recreation, or occasional	42	39.6%	234	62.9%	71.7%	37.8%
Other vacant	28	26.4%	72	19.4%	11.5%	20.6%

Source: U.S. Census of Population and Housing, 2000, SF-1- 100% Count.

Moreover, according to **Table 16** above, Greene County’s vacancy rate is the highest of all the four study areas. Approximately 68.8% of the County’s total housing stock was occupied, while 31.2% was vacant. The State had the highest occupancy rate of all four areas, with 91.9% occupied units, and only 8.1% of its total housing stock vacant. Vacant rental properties accounted for a smaller share of all vacant units in the Town (4.3%) as compared to the Village (7.5%), Greene County (8.5%) and NYS (25.5%).

In comparison, as represented in **Table 17** below, the Village of Coxsackie had the highest percentage of occupied housing units (90.5%) and lowest percentage of vacant units (9.1%), which more closely resembled the State’s percentage’s of (91.9%) and (8.1%) respectively.

Table 17: Housing Inventory by Occupancy, 2000

Characteristics	Village of Catskill		Village of Coxsackie	
	Number	%	Number	%
Total housing units	2,048	100.0%	1,307	100.0%
Occupied housing units	1,774	86.6%	1,183	90.5%
Vacant housing units	283	13.8%	119	9.1%
Total Occupied housing units	1,765	100.0%	1,188	100.0%
Owner-occupied housing units	911	51.6%	715	60.2%
Renter-occupied housing units	854	48.4%	473	39.8%
Total Vacant housing units	283	100.0%	119	100.0%
For rent	148	52.3%	16	13.4%
For sale only	44	15.5%	18	15.1%
Rented or sold, not occupied	12	4.2%	11	9.2%
Migrant Workers	0	0.0%	0	0.0%
Seasonal, recreation, or occasional	27	9.5%	23	19.3%
Other vacant	52	18.4%	51	42.9%

Source: U.S. Census of Population and Housing, 2000, SF-1- 100% Count.

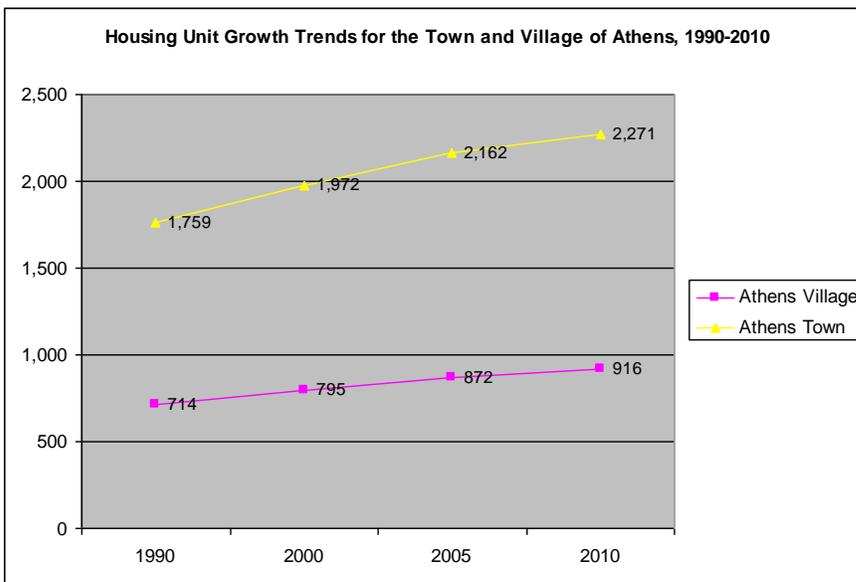
Examining **Table 17**, the Village of Catskill more closely matched the State’s percentages of owner occupied and renter occupied housing units. The Village of Catskill showed a breakdown of 51.6% and 48.4% for owner occupied units and renter occupied units. Compared to the other three communities, the Village of Coxsackie is the closest with 60.2% and 39.8%. Both the Village and Town of Athens have significantly higher percentages of owner occupied units and lower percentages of renter occupied units.

Vacant rental properties accounted for a significant percentage (52.3%) of all vacant units in the Village of Catskill. This figure was comparatively lower in the Village of Coxsackie, with only 13.4% vacant rental units. The Town and Village of Athens are still lower with 4.3% and 7.5% respectively, while the State and County's percentages are 25.5% and 8.5% respectively. The percentage of vacant units used for seasonal, recreational purposes was 9.5% in the Village of Catskill, and 19.3% in the Village of Coxsackie. These figures are significantly lower than both the Town and Village of Athens (62.9% and 39.6%).

Projected Housing Growth

According to the Census and ESRI BIS Business Information Solutions projections, the Town and Village are expected to continue to see significant housing growth over the next few years. **Figure 4** shows the growth trends predicted. The Town and Village are expected to see steady growth between 2000 and 2010. Housing growth projections estimate a growth of approximately 15.0% for both the Town and the Village by 2010. It should be noted that the actual building permits issued during the past time periods will not match the Census estimates or ESRI BIS projections. The data is provided to give a general idea of potential future housing development patterns in the Town and Village of Athens.

Figure 4: Housing Unit Growth Trends 1990 - 2010



Source: Census 1990, 2000, ESRI Business Information Solutions, 2006.

Housing Value

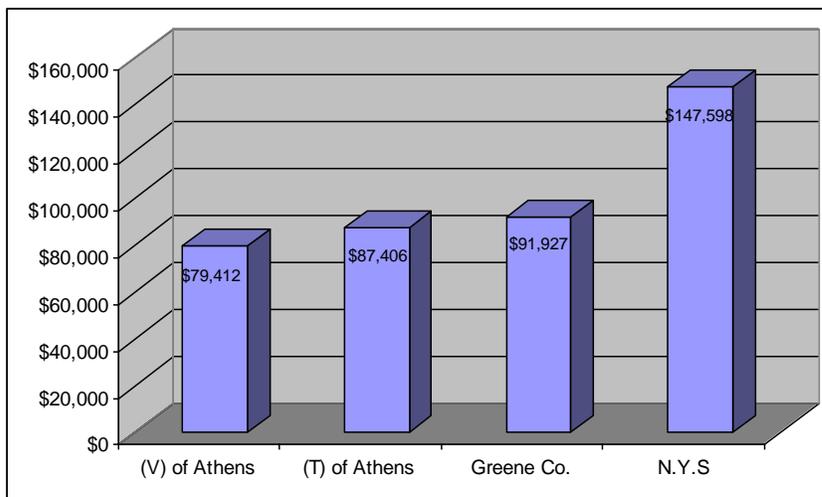
Table 18 below shows the value of owner-occupied units reported to the 2000 Census. According to the 2000 Census, 62.3% of the Village’s owner-occupied units were valued between \$50,000 - \$99,999. This figure was higher than the Town (49.0%), the County (46.9%), and the State (25.3%). Conversely, approximately half (49.3%) of NYS homes were valued \$150,000 or more, while the Village had only 9.9% of its housing valued at over \$150,000. Approximately, 20.7% of the Town’s homes were valued over \$150,000, while the County as a whole had 16.6% of its homes valued over \$150,000.

Table 18: Owner-Occupied Housing Units by Value, 2000

Value	Village of Athens		Town of Athens		Greene County		New York State	
	#	%	#	%	#	%	#	%
Less than \$50,000	64	14.1%	159	13.3%	1,512	11.5%	339,479	9.1%
\$50,000 - \$99,999	283	62.3%	584	49.0%	6,183	46.9%	944,565	25.3%
\$100,000 to \$149,999	62	13.7%	203	17.0%	3,297	25.0%	614,475	16.4%
\$150,000 to \$199,999	31	6.8%	148	12.4%	1,194	9.1%	583,599	15.6%
\$200,000 to \$299,999	10	2.2%	83	7.0%	742	5.6%	690,014	18.5%
\$300,000 or more	4	0.9%	16	1.3%	250	1.9%	567,115	15.2%
Total	454	100.0%	1,193	100.0%	13,178	100.0%	3,739,247	100.0%

Source: U.S. Census of Population and Housing, 2000, SF-3 Sample Data.

Figure 5: 2000 Median Housing Value



Source: U.S. Census of Population and Housing, 2000, SF-3 Sample Data.

In 2000, the Town and Village of Athens had a median housing value of \$87,406, and \$79,412, respectively. However, both the Village and Town had lower median housing values than the County (\$91,927) and the State (\$147,598).

Recent Home Sales

Table 19 shows the average sales price for homes sold in the Village and Town of Athens since 2003. Although the average can be skewed by the presence of especially high priced homes, the average does give an indication of pricing trends. It should be noted that, by mid-year 2006, only 6 homes have been sold in the Town while 8 have been sold in the Village. Other years' averages are derived on the sale of 23 or more homes.

Table 19: Single Family Home Sales, 2002-2006

Year	Village of Athens Average Price	Town of Athens Average Price
2003	\$126,688	\$178,679
2004	\$170,302	\$190,887
2005	\$169,727	\$224,977
2006 (mid-year)	\$236,937	\$188,983

Source: Athens Assessors Office, 2003-2006 data.

Housing Affordability

Housing Rental Index

There are several ways to determine if housing is generally affordable in a community. One method is to determine the “rental index.” This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30% of a household’s monthly income. The average monthly rental rate in the Town of Athens (in 2000) was \$433, while in the Village of Athens it was \$392. In 2000, the median household income in the Town was \$39,728 while in the Village it was \$36,655. The average Town household has a monthly income of \$3,310, while the average Village household has a monthly income of \$3,054. In meeting the standard of not more than 30% of income, the average Town household, in 2000, could spend \$993 on rent, while the average Village household could spend \$916. Both these figures are higher than the average monthly rent. Thus rentals, in 2000, were apparently affordable to median income households.

In 2005, the estimated household income for Town residents was \$45,504, while the estimated household income for Village residents was \$47,966.⁴ This translates to a monthly income of \$3,792 for the Town and \$3,997 for the Village. Therefore, Town households are estimated to be able to reasonably afford \$1,137 for rent while Village residents can afford \$1,199. Average monthly rental rates are not available for the Town or Village for the year 2005, however according to the National Low Income Housing Coalition (NLIHC), the Fair Market Rent (FMR) for a two-bedroom apartment in Greene County in 2005 was estimated to be \$630. The FMR for three-bedroom units is \$819 while for a four-bedroom unit is \$892. Therefore, rental costs in Athens still appear to be affordable.

Ownership Units Affordability Ratio

One common analysis tool to determine the affordability of ownership housing units is to compare the median value of single-family ownership units with median household income. Nationally, a ratio of 2 or less is considered “affordable”. For instance, to affordably purchase a home costing \$200,000, the household should earn an income of \$100,000 to achieve a ratio of 2.

In 2000, the affordability ratio for the Town and Village of Athens were 2.17 and 2.2 respectively. The affordability ratio for Greene County was 2.52 and for NYS, 3.42. The villages of Catskill and Coxsackie housing affordability ratios were 2.68 and 2.54, respectively. Therefore, in 2000, homes in Athens were generally affordable.

Table 20: 2000 Housing Affordability

	Village of Athens	Town of Athens	Greene County	New York State
Median house value	\$79,412	\$87,406	\$91,927	\$147,598
Median household income	\$36,655	\$39,728	\$36,604	\$43,393
Affordability ratio	2.17	2.20	2.51	3.40

Source: ESRI Business Information Solutions, 2006.

However, housing estimates for 2005 indicate a significant increase in the price of homes in the greater Athens community, which has resulted in a diminished affordability of home buying power. According to 2005 housing value estimates, the median housing value for

⁴ ESRI Business Information Solutions, Inc.

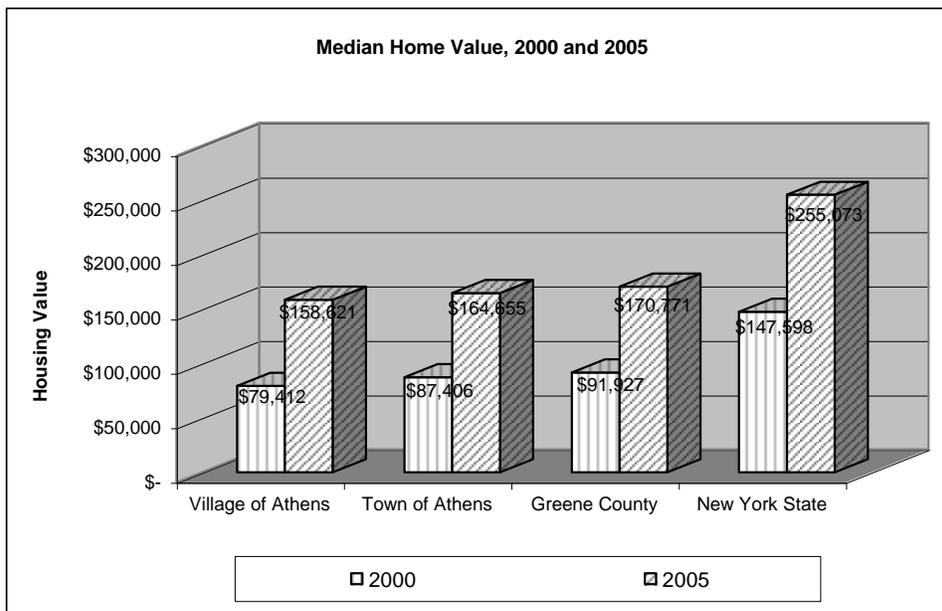
the Village doubled between 2000 and 2005, and the median housing value for the Town increased by 88%. The affordability ratio in 2005 was 3.31 for the Village of Athens and 3.62 for the Town of Athens. It should be noted that prices have gone up comparatively across the county and NYS as a whole.

Table 21: 2005 Housing Affordability

	Village of Athens	Town of Athens	Greene County	New York State
Median house value	\$158,621	\$164,655	\$170,771	\$255,073
Median household income	\$47,966	\$45,504	\$41,691	\$51,187
Affordability ratio	3.31	3.62	4.09	4.98

Source: ESRI Business Information Solutions, 2005 estimates.

Figure 6: Median Home Value, 2000 and 2005



Source: ESRI Business Information Solutions, 2000, and forecasts for 2005

Housing Needs and Assistance Programs

New York State Department of Housing & Community Renewal

The Housing Choice Voucher Program (Rental Assistance) is federally funded by the U.S. Department of Housing and Urban Development. The program is administered by Greene

County through the New York State Department of Housing and Community Renewal (DHCR). This program enables low-income families to pay no more than 30% of their monthly income toward their total shelter expenses by issuing direct payments to landlords in excess of this amount. The Greene County Housing Office currently has an allocation of 289 vouchers or clients with a waiting list of over 600 eligible participants. This program is funded through administrative fees received by the County based upon the total number of vouchers.

The Greene County Housing Office also operates the “Family Self-Sufficiency” program, to promote economic independence and self-sufficiency for eligible participants already receiving rental assistance. This is a five-year voluntary program where participants develop goals and design a service-training program to meet desired goals, including possible home ownership, further education, or the purchase of an automobile. A tax-free escrow account is set up for each FSS client and at the end of the five-year completed program the money is released to the families head of household. If the family has not completed the five-year contract, the escrow money is forfeited.

The Greene County Housing Office also administers the Emergency Food and Shelter program, a federally funded emergency program through the Federal Emergency Management Act (FEMA). The program provides assistance to renters and homeowners in order to forestall eviction, foreclosure and utility shutoffs. The landlord, mortgage institution or utility company must agree not to evict, foreclose or shutoff for one full month in order to receive a payment.⁵

Local Housing Programs

The Rivertown Housing Development Fund Company is located at 19 Third Street and operates two buildings consisting of 52 affordable apartments for low-income elderly and disabled tenants.

⁵ This information is from the Greene County Department of Economic Development and Planning website, <http://www.greeneeconomicdevelopment.com/planning/housing.htm>.

Municipal & Community Resources

Municipal Properties

Athens Community Center

The Town and Village of Athens currently share a community center on First Street in the Village of Athens. Constructed in the early 1900s as a local elementary school, the building has been updated over time to accommodate a variety of uses. The current configuration of the building is home to the Town and Village offices, court facilities, Village police, and other community organizations. Space is also rented to a local artist and museum. The gymnasium is often used by aerobic groups, basketball, bands, boy's and girl's baseball, and birthday parties.

As part of a 2004 study examining the feasibility of developing a new Town Hall, it was determined that the existing working space permitted by the existing Community Center (4,650 square feet) was too small to accommodate existing and future needs. The total space of the building, including hallways and restrooms but excluding the basement, is 8,500 square feet. In addition to more office space, a bigger conference room and courtroom is needed and more storage space is needed. The existing facility is not handicapped accessible, does not have a fire protection system that meets New York State codes, and lacks central air conditioning. The building's existing heating units are inefficient and the window insulation is poor. The restrooms are not handicapped accessible.

The existing 10,600 square foot parking lot can be designed for up to 25 parking spaces plus two additional handicapped spaces for a total of 27. This falls significantly short of the required 51 spaces (48 spaces plus three handicapped spaces) needed to meet the Code requirement of one space per 200 square feet floor area. In addition, although a precise tally has not been estimated, more parking is needed to meet peak time needs (especially Town Court nights).

The Community Center, although not registered as a historic landmark in Greene County, is located within the Village of Athens Historic District and provides a “tangible connection to the Village's past and contributes to the community's identity.” The

Village of Athens had been awarded a \$100,000 grant from Athens Generating Plant Funds, administered by the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) to make repairs to the building. However, acceptance of the grant funds requires the Village to sign a covenant with NYS agreeing that all proposed upgrades will be reviewed and approved by NYSOPRHP staff prior to construction and the construction must meet the requirements set forth by the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and the Village must be compliant for a period of 20 years.

Other Municipal Properties

In order to illustrate the other Village and Town owned properties, a Geographic Information System map has been prepared, utilizing the data provided in the local tax rolls, and additional information obtained from members of the *Athens Community Comprehensive Plan Committee (ACCPC)*. **See the Municipally Owned Properties Map in Appendix A.**

Public Access Recreation Land

The Village and Town of Athens have several park or park-like resources available for the enjoyment of their residents. All currently open parks listed below are open dawn to dusk. **See the Recreation and Tourism Locations Map in Appendix A.**

Community Parks

The Athens Village Green is the major park in the village. It hosts the Athens Little League field and there is a concession stand with handicapped accessible bathrooms open during games. The Athens Green also has the Playscape playground, which is a big draw as one of two park facilities for children in the village. There are also basketball hoops, which are popular with teens. There is on-street parking, and the location is centrally accessible to the village population.

The EJ Arthur Elementary School also has children's playground equipment along with two public, asphalt tennis courts. It is accessible on foot and there is ample parking during non-school hours.

Triangle Park is a small landscaped pocket park with a bench located at South Franklin and 5th Streets. It features a memorial for town and village veterans.

A key gathering spot in downtown Athens is Riverfront Park located at Second and Water Street. It has a gazebo, picnic tables, and benches. The park features floating docks open to the general public for boat tie-up and fishing during the daytime free of charge. There is on-street parking with a few handicapped accessible spaces, which are also for use by patrons of nearby downtown businesses.

Athens Riverfront Park is also the setting for the Great Hudson River Paddle event, hosting 50 overnight campers as well as daytime events. Athens is a greenway community and a designated access point for the Hudson River Water Trail. There are detailed plans and funding in place for a restoration of the park being carried out by Kaaterskill Engineering with support from the Greene County Soil & Water Conservation District. Plans also exist for restoration of a former ferry slip adjacent to the park.

On the Hudson River side of the intersection of 4th and Water Streets in the village is a property where a car-top (canoe/kayak) boat launch is planned and for which grant funding has been secured. This is intended to be a designated Hudson River Greenway Water Trail launch site, and may be incorporated into redevelopment of the adjacent Electric Launch Company (ELCO) property. The site will make use of available on-street parking.

The Isabelle Rainey Park is located on the north side of Murderers Creek and is used primarily for a girls' softball league. It is available for general public use, but the entrance gate is locked when no games are scheduled to prevent dumping, so vehicles must park along Route 385. It is accessible to most of the village population by walking, and there is ample vehicle parking during games.

There is a state-owned public boat launch providing drive in / drive out boat launch access to the Hudson River adjacent to the Murderers Creek and near Rainey Field. It has roughly 15 large parking spaces for vehicles with boat trailers and about 20 regular vehicle spaces. The New York State Department of Environmental Conservation manages this popular boating access point to the Hudson.

Slightly more out of the way for the main village population is Union Street Park, which has a large mowed field, a picnic pavilion and a skating rink in the winter. There is parking for approximately 10 vehicles, and it is within walking distance of Sleepy Hollow Lake.

A community-based not-for-profit corporation operates a seasonal community pool located on Maple Lane off of Market Street. The pool draws significant use among resident families and youths.

Natural Open Spaces / Preserves

Cohotate Preserve is a nature preserve operated by the Greene County Soil & Water Conservation District with self-guided tours on nature trails along the Hudson River and occasional active programs for school groups. The parking lot is ample and can accommodate school buses. Because of its location along State Route 385 in the Town, it is only conveniently accessed by car.

Green Lake is only publicly accessible lake in the Town that has a small boat launch and slip. Community residents also use it unofficially for swimming. The lake is stocked for summer and winter fishing, and there are annual fishing tournaments. The property is owned and managed by Greene County.

Buttermilk Falls is a natural feature in the Town near Green Lake. It is set in the woods a short distance from a small parking area along High Hill Road. The property is owned by the state and managed by the Greene County Soil & Water Conservation Service.

The Middle Ground Flats is a large wooded island located on the eastern edge of the town in the Hudson River, mid-way between the village and City of Hudson. A number of squatters' cabins exist on the property. The island is a nest location for breeding Bald Eagles. The north and south portions of the island also have sandy beaches that are popular destinations with boaters. A management and use plan for this area will likely be developed in the future once the land is transferred to DEC or OPRHP for management. Both the Town and Village of Athens, and the Hudson River Alliance, will be invited to participate in the development of the management plan for the island.

Hollister Lake on Schoharie Turnpike is the Village of Athens Reservoir. It was open at one time to fishing, but this public use is now restricted for security reasons.

Neither Athens nor its surrounding communities has a significant bike trail or linear park facility, although there are walking trails in the Village of Catskill, at Olana State Historic Site, and along the Rip Van Winkle Bridge.

Brandow Point, a riverfront property located in the southern portion of the Village is currently being improved for public use. Eventually the general public will enjoy views of the Olana State Historic Site, Rogers Island and the Hudson River. The Greene County Soil & Water Conservation District (GCSWCD) currently maintains an office and meeting space at a house on Brandow Point. The house and a few surrounding acres are owned by Scenic Hudson, however, DEC owns the majority of the land surrounding Brandow Point, which is managed by GCSWCD. Like the Cohotate Preserve, it is located along Route 385, but is closer to the village and could possibly be linked with a pedestrian-friendly route.

Roadway Maintenance and Repair

Village Department of Public Works

The Village of Athens Department of Public Works (DPW) has five (5) full-time employees. According to the Supervisor of Public Works, the DPW is responsible for cleaning and maintaining 12 miles of Village roadways, including snowplowing, sidewalk and sign maintenance and replacement, brush removal, repair of water line breaks, hydrant flushing, as well as the maintenance of municipal parks, buildings and grounds. There has been some discussion related to the need for a new DPW facility as the current location on Route 385 in the old electric station, is considered to be in very poor condition.

Major equipment owned by the DPW includes, but is not limited to, two pick-up trucks, a utility van, a one ton truck with a plow, two International plow trucks with sanders, a CAT tractor with a backhoe and bucket, and a Ford tractor with a bucket, a 1 ½ ton roller, a road leaf loader, a sewer machine and a utility trailer.

The Village has an on-going program for sidewalk repair and replacement. Some sidewalks in the Village were recently replaced or repaired, although additional improvements are needed. The 2006 New York State Department of Transportation, Transportation Improvement Program (TIP), allocated federal funds to the Village for improvements to Water Street, Brick Row, and Warren Street. There are currently no bike paths in the Village of Athens.

Town of Athens Highway Department

The Town of Athens Highway Superintendent manages the Highway Department for the Town and is assisted by five (5) other full-time staff personnel. According to the Highway Superintendent, the Town Highway Department is responsible for maintaining approximately 34 miles of town roads and the Department maintains several pieces of equipment including, but not limited to, a dump truck, loader, grade-all, back-hoe, snow plow, roller, stone box, hand tools and torches. There are currently no bike paths in the Town of Athens.

Greene County Highway Department

The Greene County Highway Department is responsible for maintaining Greene County's highway and bridge infrastructure. As indicated on the County website, Greene County is 653.8 square miles in size with 14 municipalities and 5 Villages.⁶ It has 261.49 miles of County roads, with 134 bridges, and 147 culvert structures measuring 4 feet in diameter or larger.

Work ranges from sweeping and plowing road and bridge surfaces, to complete deconstruction and reconstruction of both roads and bridges. To perform its functions, the department maintains its own fleet of light and heavy equipment and personnel.

Currently the County Highway Department has one main office building located at 240 West Main Street in Catskill, and four substations located throughout the County. Two of the facilities are located on the Mountaintop, in Ashland and Hunter, and two are located in the valley, in Athens and Freehold. The mechanic's shop is located in Athens. Two of the highway facilities have been recently constructed: one on Route 9W in Athens and one in Hunter just off of State Route 23A.

⁶ Greene County Government Website, www.greengovernment.com/department/highway/index.htm

Water, Sewer and Sanitation

Public Water Supply

The Town of Athens does not have its own public water supply. Properties within the Town generally have private wells and are dependent upon groundwater aquifers; however, some properties along Schoharie Turnpike are serviced by the Village public water system. The bedrock formations of Athens generally provide enough water for domestic uses.

Municipal water is provided to a majority of properties within the Village of Athens. According to the Annual Drinking Water Quality Report for 2005, the Village provided water through 644 service connections to a population of approximately 1,695 people. The source of the public water supply is Hollister Lake located along Schoharie Turnpike in the northwestern part of the Town of Athens. **See the Water and Sewer Map in Appendix A.**

The Village operates a conventional water treatment facility. The water from the main source is pumped to the treatment plant for 1) coagulation using aluminum sulfate to cause small particles to stick together forming what is termed a “floc”; 2) sedimentation which causes the floc to drop out of the water to the bottom of a tank for removal; 3) filtration through 2 layers of media, anthracite, a form of carbon and sand; and 4) chlorination to protect against contamination from harmful bacteria and other organisms. The finished water is then piped to the storage facility where a corrosion inhibitor is added to protect the distribution system piping and household plumbing fixtures from corrosion. The clearwell at the treatment plant holds 100,000 gallons and the storage tank has the capacity to hold 750,000 gallons to meet consumer demand and to provide an adequate supply for fire protection.⁷ In 2005, the system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

Average daily consumption is approximately 226,000 gallons per day (gpd). The highest day of demand in 2005 was 450,000 gallons. The minimum water charge in 2005 was \$65.00 for 15,000 gallons which is billed quarterly. Residential customers in the Village are charged \$3.00 per thousand gallons of water used above the quarterly minimum. Residential customers in the Town are charged \$127.50 for 15,000 gallons which is billed

⁷ Annual Drinking Water Quality Report for 2005, Village of Athens.

quarterly and charged \$3.00 per thousand gallons of water used above the quarterly minimum.

In 2005 the Village completed installation of a new 10-inch water transmission line from Hollister Lake to the Village, and is currently under contract for dam repairs and upgrades to the filtration system.

Public Sewer System

The majority of Town residences and businesses are served by private septic systems which consist of septic tanks with leach fields, although a few properties are hooked up to the Village public sewer system. The residents living within the Sleepy Hollow Lake residential development, located in the Town and Village, are served by a private sewage treatment facility. Most properties within the Village of Athens are served by the municipally operated sewer system.

The Village Sewer System consists of two wastewater treatment plants owned and operated by the Village. Both waste water treatment plants discharge to the Hudson River. The Main sewer plant is located on Water Street and has a State Pollution Discharge Elimination System (SPDES) permit to treat up to 400,000 gallons per day (gpd). Currently this plant is at capacity. Improvements are proposed to allow the plant to handle 650,000 gpd. A second plant exists at Brick Row and has a SPDES permit for 17,000 gpd. This plant is also at capacity. The Village has completed preliminary cost estimates to double the capacity of the plant to 34,000 gallons per day (GPD); however, no such improvements are proposed at this time. The Village is presently under an Order of Consent, which does not allow any further hook-ups to the sewer until the sewer enhancement project is complete.

Solid Waste Disposal

The Greene County Solid Waste Management Department manages four solid waste transfer stations located in Catskill, Coxsackie, Windham and Hunter. Village and Town residents either bring their trash to the nearest transfer station or contract with a private waste disposal service. The Village of Athens holds a brush clean up day twice a year, and the brush is stored on Village-owned land located behind the new firehouse on Third Street until it is chipped into mulch for Village residents to use.

The County transfer stations accept and properly dispose of municipal solid waste, including construction and demolition debris, and process and market the source-separated recyclables generated by the county's residents and businesses. The Catskill Transfer Station, located on State Route 385 accepts bagged and scaled waste and recyclables and is open Tuesday through Saturday from 7:30 am to 3:30 pm. The Coxsackie Transfer Station is open Monday through Saturday from 7:30am to 3:30pm.⁸

The Greene County Solid Waste Management Department also supports newspaper collection boxes through out the County and recycling centers in the Village of Athens, and Towns of Cairo, Durham, Greenville, Halcott and New Baltimore. The recycling centers, do not accept appliances, batteries or tires (with the exception of Greenville, which does accept tires). Salvation Army donations are accepted at receptacles at each of the transfer stations. The Department is developing an annual Household Hazardous Waste (HHW) collection day, which is scheduled to be held in the Spring of 2007.

Utilities

Electric & Gas

The Central Hudson Gas and Electric Corporation provides electrical power to the Town and Village. There is no natural gas service in the Town and Village, although the Iroquois Gas Compressor and gas pipeline is located in the Town.

Telephone, Cable & Internet Access.

Local land-line telephone service is provided to the Town and Village by Verizon. State Tel, a private telephone company, also services the Sleepy Hollow area and some other parts of the Village and Town. Mid-Hudson Cablevision offers cable telephone (Voice Over Internet Protocol, VOIP) to customers with a high-speed broadband Internet connection.

Mid-Hudson Cablevision Inc. offers cable and digital television as well as high-speed Internet service to anyone who has a cable account in the Town and Village. Certain property –owners may not have access to cable services in remote areas of the Town. Verizon also offers high-speed Internet and digital television to areas in the Town and

⁸ Greene County Government website, www.greenegovernment.com/department/solidwaste/index.htm

Village, such as the Sleepy Hollow Lake area, where Digital Subscriber Line (DSL) technology is available.

Emergency Services

Police Services

The Town of Athens does not have its own police department. Police protection is provided by Greene County Sheriff's Department and the NYS Police Department. The closest satellite office provided by State Police Department is located in South Cairo, New York. Police emergencies are dispatched to the County Sheriff's Department and to the NYS Police Department through 911.

The Village does have its own Police Department. The Village Police has part-time deputy officers available typically in the evening hours. The remainder of the day is serviced by the NYS Police Department. The Village Police has a direct emergency phone number that is forwarded to the NYS Police Department should no one be available to answer at the Village Police Station.

Fire Districts & Departments

The Town and Village have three fire districts: 1) Athens Fire Protection District, 2) West Athens – Lime Street Fire District, and 3) Leeds Fire Protection District. All of the fire departments within the Town and Village are staffed by volunteers.

The Leeds Fire Protection District is located approximately in the southwestern quadrant of the Town, west of I-87 and south of Green Lake Park and Buttermilk Falls. Not only does the Leeds Fire District cover the south-western portion of the Town of Athens but it also covers portions of the Town of Catskill. The Leeds fire company is known as the Leeds Hose Co. #1, and the fire house is located on Route 23B.

The West Athens Fire District covers the northwest corner and central portion of the Town, west of the railroad tracks. The fire company is known as the West Athens - Lime Street Fire Company #1, and there are two fire stations, one located on Leeds-Athens

Road, and the other located on Bambie Lane.⁹ **See the Fire Districts Map in Appendix A.**

The Athens Fire Protection District covers the eastern portion of the Town, east of the railroad tracks to the Hudson River, including the Village of Athens. According to the Athens Volunteer Fire Department Chief, and their website, this fire department is a public department (with the Village Board serving as the Board of Fire Commissioners) whose volunteer members protect 2,500 people living in an area of 10 square miles.¹⁰ The active and social volunteer members also provide a number of other services to the community at the new fire station located at 39 Third Street, such as pizza night on Thursdays, and breakfasts on Sundays. The fire department also offers fire prevention training for the Edward J. Arthur Elementary School children.

Catskill Ambulance Services

Emergency medical services for the Town and Village of Athens have been contracted to Town of Catskill Ambulance Service since 2004. The Town Board reviews the contract with the Catskill Ambulance Service annually. The Catskill Ambulance Service is licensed by the New York State Department of Health, and operates in the Towns and Villages of Athens and Catskill. According to the Catskill Ambulance Administrator, approximately 10 percent of all emergency calls received by Catskill Ambulance Service are in the Town and Village of Athens, while the remaining 90 percent are in the Town and Village of Catskill.

The Catskill Ambulance Service provides 24-hour a day general ambulance service that includes pre-hospital emergency medical treatment and transportation to the nearest appropriate hospital. The Catskill Ambulance Service owns and operates four ambulances. Three ambulances operate full-time between 8:00 AM and 8:00 PM, while only two ambulances are necessary from 8:00 PM to 8:00 AM. In the event that all ambulances are actively responding to an emergency situation, additional EMS is dispatched from another municipality as part of the County's Mutual Aid Agreement.

⁹ “**History of the West Athens - Lime Street Fire Company #1, Inc at the Celebration of their 50th Anniversary**”: http://www.rootsweb.com/~nygreen2/west_athens_lime_st_fire_company_1.htm

¹⁰ Athens Volunteer Fire Department website: <http://cms.firehouse.com/dept/Athens2NY>

Greene County Emergency Medical Services, Inc.

The Greene County Emergency Medical Services, Inc., is a not-for-profit corporation that provides paramedic-level services to people who suffer serious medical emergencies, such as heart attacks and vehicular accidents. The local town and village boards of Greene County created Greene County Emergency Medical Services, Inc to address a critical gap in paramedic services in the County. The majority of Greene County Emergency Medical Services, Inc Board of Directors is comprised of representatives from each municipality.

Greene County Emergency Medical Services, Inc has contracts with each of the municipalities in Greene County. Under these contracts, each municipality pays a percentage of the overall corporate budget. Greene County Emergency Medical Services, Inc receives approximately 90% of its funding from local towns and villages. The remaining 10% of its funding is obtained from the Greene County Rural Health Network, a local not-for-profit corporation that receives funding from the New York State Department of Health.

The paid staff of paramedics travels to an emergency site and work closely with the local voluntary ambulance squad that also arrives at the emergency site. After stabilizing the patient, one of Greene County Emergency Medical Services, Inc paramedics boards the ambulance and travels with the patient to the hospital.¹¹

Educational Resources

Three public school districts serve the Town and Village of Athens. Most residents live within the Coxsackie-Athens Central School District and the Catskill Central School District. A small area at the southwestern tip of the Town is located within the large, rural Cairo-Durham Central School District. Questar III BOCES and Columbia-Greene Community College are other educational facilities available to Athens residents. **See the Public School Districts Map in Appendix A.**

¹¹ Advisory Opinion on Tax Exempt Status, New York State Department of Taxation and Finance, Office of Tax Policy Analysis, Technical Services Division, October 19, 2006 - http://www.tax.state.ny.us/pdf/advisory_opinions/multitax/a06_5m_27s.pdf.

Coxsackie-Athens Central School District

The Coxsackie-Athens Central School District covers over 75 square miles and is made up of four (4) public schools: the Coxsackie Elementary School (Grade Level K-4, Coxsackie), Coxsackie-Athens High School (Grade Level 9-12, Coxsackie), Coxsackie-Athens Middle School (Grade Level 5-8, Coxsackie), and Edward J. Arthur Elementary School (Grade Level K-4, Athens).

Education Statistics

Education related statistics provided by the New York State Department of Education for school years 2003 to 2005 provided interesting comparisons between the Coxsackie-Athens Central School District, similar school districts, and all public school averages throughout New York State. Refer to **Table 22**. According to the 2005-06 Accountability Status of the NYS Education Department, Coxsackie - Athens CSD is a “District in Good Standing”, meaning the district has made Adequate Yearly Progress (AYP) to the goal of proficiency for all students.

Table 22: 2003 – 2004 School Year Expenditure Comparisons

2003-2004 School Year		General Education	Special Education
Coxsackie- Athens CSD	Instructional Expenditures	\$10,578,473	\$2,498,871
	Pupils	1,607	126
	Expenditures Per Pupil	\$6,583	\$19,832
Similar District Group	Instructional Expenditures	\$6,423,937,649	\$2,133,644,676
	Pupils	861,915	116,809
	Expenditures Per Pupil	\$7,453	\$18,266
All Public Schools in NY State	Instructional Expenditures	\$23,071,001,473	\$7,088,163,962
	Pupils	2,821,352	401,211
	Expenditures Per Pupil	\$8,177	\$17,667

Source: NYSED Fiscal Accountability Supplement for Coxsackie-Athens CSD

Fiscal Accountability Information

Referring to **Table 22**, the Fiscal Accountability Supplement information provided by the NYS Education Department indicates that Coxsackie-Athens CSD spent less per pupil compared to similar schools and all Public Schools in NYS for General Education. The average expenditure per pupil for General Education for similar schools and all Public Schools in NYS was \$7,453 and \$8,177 respectively, while the CACS spent \$6,583 per

pupil. Schools across the State and other similar schools spend about \$17,667 and \$18,266 respectively per pupil on Special Education, while CACS spent \$19,832 per pupil. According to 2004-05 Staff Counts, the school district has 139 teachers, 19 other professional staff, 42 paraprofessionals, and 3 teaching out of certification.

2004-05 Fall Enrollment

According to 2004-05 fall enrollment, CACS had a total of 1,593 students enrolled in K - 12. The High School served 458 students in grades 9 – 12, the Middle School served 399 students in grades 5 – 8, and the Elementary School served the highest number of students, 720 in grades Pre-K – 4. Average classroom sizes were 17.5 for Kindergarten, 20.5 for Grade 8, and 16 for Grade 10.

Racial breakdown, according to 2004-05 statistical data, showed that 95.0% students were White (Not Hispanic); 2.0% were Hispanic; 2.5% were Black (Not Hispanic) and 0.4% were American Indian, Alaskan, Asian or Pacific Islander.

Catskill Central School District

The Catskill Central School District is made up of three (3) public schools: the Catskill Elementary School (Grade Level K-6, Catskill), Catskill Middle School (Grade Level 7-8, Catskill), and Catskill Senior High School (Grade Level 9-12, Catskill).

Education Statistics

Education related statistics provided by the New York State Department of Education for school years 2003 to 2005 provided interesting comparisons between the Catskill Central School District, similar school districts, and all public school averages throughout New York State. Refer to **Table 23**. According to the 2005-06 Accountability Status of the NYS Education Department, Catskill CSD is a “District in Good Standing”, meaning the district has made Adequate Yearly Progress (AYP) to the goal of proficiency for all students.

Table 23: 2003 – 2004 School Year Expenditure Comparisons

2003-2004 School Year		General Education	Special Education
Catskill CSD	Instructional Expenditures	\$13,850,598	\$5,626,316
	Pupils	1,841	257
	Expenditures Per Pupil	\$7,523	\$21,892
Similar District Group	Instructional Expenditures	\$1,283,349,436	\$411,113,388
	Pupils	177,931	27,200
	Expenditures Per Pupil	\$7,213	\$15,114
All Public Schools in NY State	Instructional Expenditures	\$23,071,001,473	\$7,088,163,962
	Pupils	2,821,352	401,211
	Expenditures Per Pupil	\$8,177	\$17,667

Source: NYSED Fiscal Accountability Supplement for Coxsackie-Athens CSD

Fiscal Accountability Information

Referring to **Table 23**, the Fiscal Accountability Supplement information provided by the NYS Education Department indicates that Catskill CSD spent more per pupil compared to similar schools and less compared to all Public Schools in NYS for General Education. The average expenditure per pupil for General Education for similar schools and all Public Schools in NYS was \$7,213 and \$8,177 respectively, while the Catskill CSD spent \$7,523 per pupil. Schools across the State spend about \$17,667 and other similar schools spend about \$15,114 per pupil on Special Education, while Catskill CSD spent \$21,892 per pupil. According to 2004 – 05 Staff Counts, the school district has 157 teachers, 16 other professional staff, 54 paraprofessionals, and 4 teaching out of certification.

2004-05 Fall Enrollment

According to 2004-05 fall enrollment, Catskill CSD had a total of 1,754 students enrolled in K - 12. The High School served 555 students in grades 9 – 12, the Middle School served 460 students in grades 6 – 8, and the Elementary School served the highest number of students, 739 in grades Pre-K – 5. Average classroom sizes were 19.5 for Kindergarten, 16.7 for Grade 8, and 19.2 for Grade 10.

Racial breakdown, according to 2004-05 statistical data, showed that 80.4% students were White (Not Hispanic); 6.4% were Hispanic; 11.7% were Black (Not Hispanic) and 1.4% were American Indian, Alaskan, Asian or Pacific Islander.

Questar BOCES

Formerly named Rensselaer-Columbia-Greene Board of Cooperative Educational Services (B.O.C.E.S.), the organization changed its name to Questar III in 1994. Employing approximately 550, the school's Central Offices are located at 10 Empire State Blvd. in Castleton.

Questar III is an educational service agency providing more than 250 instructional and support services to 23 public school districts with about 40,000 students in Rensselaer, Columbia and Greene counties. Questar III also provides additional services to approximately 580 school districts and all 37 BOCES in New York State.

According to the school's website¹², the mission of Questar III is to provide leadership and create student success through shared instructional and support services to schools and their communities. Questar III currently serves elementary, secondary and adult students, offering students choices and opportunities in education. Through Questar III, school districts can offer programs and services more economically, efficiently and equitably by sharing their costs. These programs and services are offered in the following areas: Career and Technical Education, Special Education, General Education and District Support Services. Additionally, Questar III oversees the Eastern New York Regional School Support Center (ENYRSSC), Bilingual Education Technical Assistance Center (BETAC) and New York State CTE Resource Center.

Adult students can earn their high school diploma through one of many programs tailored to meet their educational and personal needs. Career and job skills training programs are also available in fields such as licensed practical nursing, metal technologies, and security and law enforcement.

For school districts, Questar III provides support services such as state aid planning, legal and labor relations, staff development, health and safety and communications. Through its services, the school assists school districts by providing the expertise of professionals in the field, as well as valuable connections to resources around the state.

¹² www.Questar.org. The information included in this description was culled from Questar III website.

Columbia-Greene Community College

Columbia-Greene Community College, located on NYS Route 23 in the Town of Greenport, is a two-year college that is part of the State University of New York public school system. According to the school's website, nearly 90% of their graduates continue their studies or go directly into the job market. Many Columbia-Greene graduates transfer to other secondary institutions to acquire a four-year degree.

Columbia-Greene has eight different departments that allow students to study such diverse tracks as Education, Arts and Humanities, Automotive Technology, Behavioral and Social Sciences, Business, Computer Science and Mathematics, Nursing, and Science. Degrees or certificates are awarded in a total of twenty-seven separate fields. In addition, the school offers web-based courses as well as various other levels of web-enhancement for classroom-based courses.

Economic & Industrial Development

To understand the various components of economic development, an analysis of employment trends, occupational trends, market segments, and existing businesses must be completed. In addition, to complement this, available and potential resources in all viable industry sectors must be discussed. This section includes a discussion on the local tourism industry; waterfront revitalization opportunities; agricultural and forestry resources; and manufacturing and industrial businesses.

Economic Analysis

Employment Trends

Table 24 illustrates the resident employment of Town and Village residents as compared to Greene County and NYS. The information is from the 2000 Census.

The Town's top three employment sectors were education/health/social services sectors (21.7%), public administration (13.6%), and manufacturing (11.7%). The top three employment sectors in the Village of Athens were education/health/social services sectors (22.4%), public administration (15.3%), and retail trade (11.6%).

The top three sectors in Greene County were health/education/social services sectors (20.3%), retail trade (10.8%), and public administration (10.5%). The education/health/social services and retail trade sectors were also among the top three in the State.

The Town of Athens had the highest percentage of jobs in the manufacturing sector (11.7%), compared to the Village (10.3%), the County (8.7%), and the State (10.0%). Retail trade, at 11.6% in the Village and 11.3% in the Town plays a larger role in Athens' local economy than it does in Greene County or NYS where it respectively represents 10.8% and 10.5% of the total employment.

Table 24: Town and Village of Athens Residents Employment by Industry Sector-2000

Classification	Village of Athens		Town of Athens		Greene Co.	NYS
	Number	%	Number	%	%	%
Agriculture/Forestry/Fishing/Hunting/Mining	5	0.7%	15	0.8%	2.5%	0.6%
Construction	40	5.5%	135	7.2%	8.5%	5.2%
Manufacturing	75	10.3%	218	11.7%	8.7%	10.0%
Wholesale trade	25	3.4%	41	2.2%	2.5%	3.4%
Retail trade	85	11.6%	211	11.3%	10.8%	10.5%
Transportation/Warehousing/Utilities	42	5.7%	135	7.2%	6.8%	5.5%
Information	23	3.1%	48	2.6%	2.8%	4.1%
FIRE, rental and leasing	36	4.9%	98	5.2%	5.4%	8.8%
Professional/Scient/Mgmt/Admin/Waste	53	7.3%	109	5.8%	6.4%	10.1%
Education/Health/Social Services	164	22.4%	406	21.7%	20.3%	24.3%
Arts/Entertainment/Recreation/Accomm	45	6.2%	123	6.6%	9.4%	7.3%
Other Services	26	3.6%	75	4.0%	5.4%	5.1%
Public Administration	112	15.3%	254	13.6%	10.5%	5.2%
Total	731	100.0%	1,868	100.0%	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

Figure 7: Village of Athens - Employment by Sector, 2000

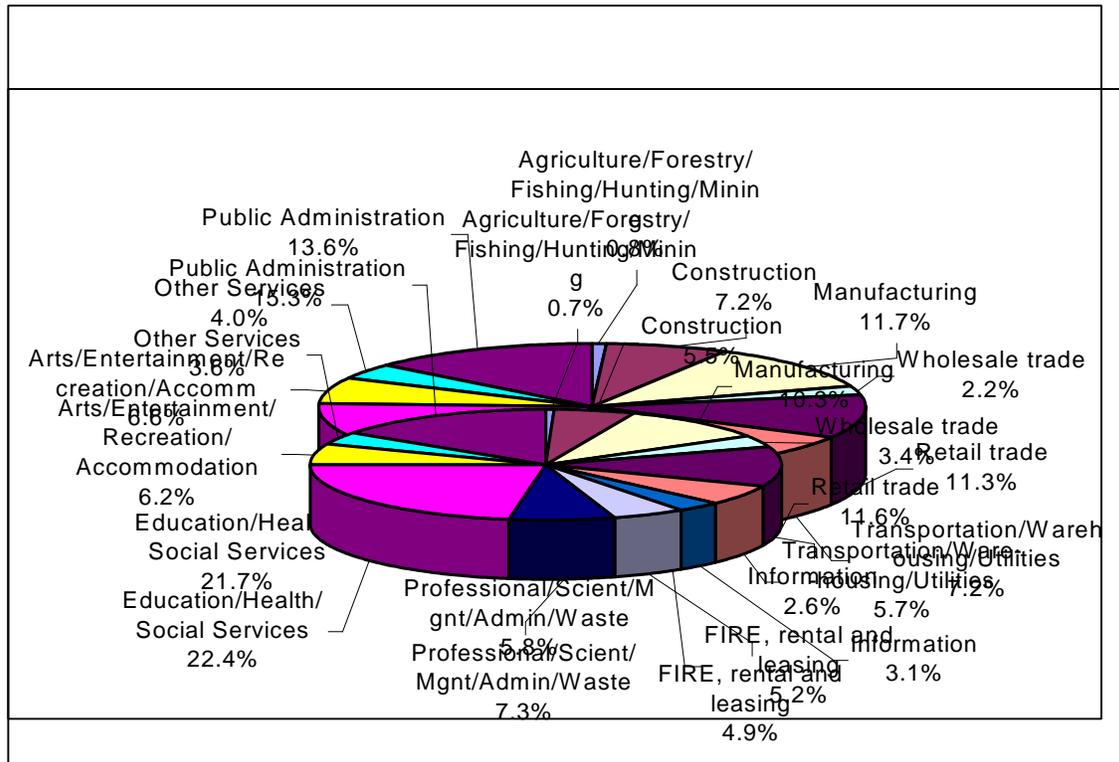


Figure 8: Town of Athens - Employment by Sector, 2000

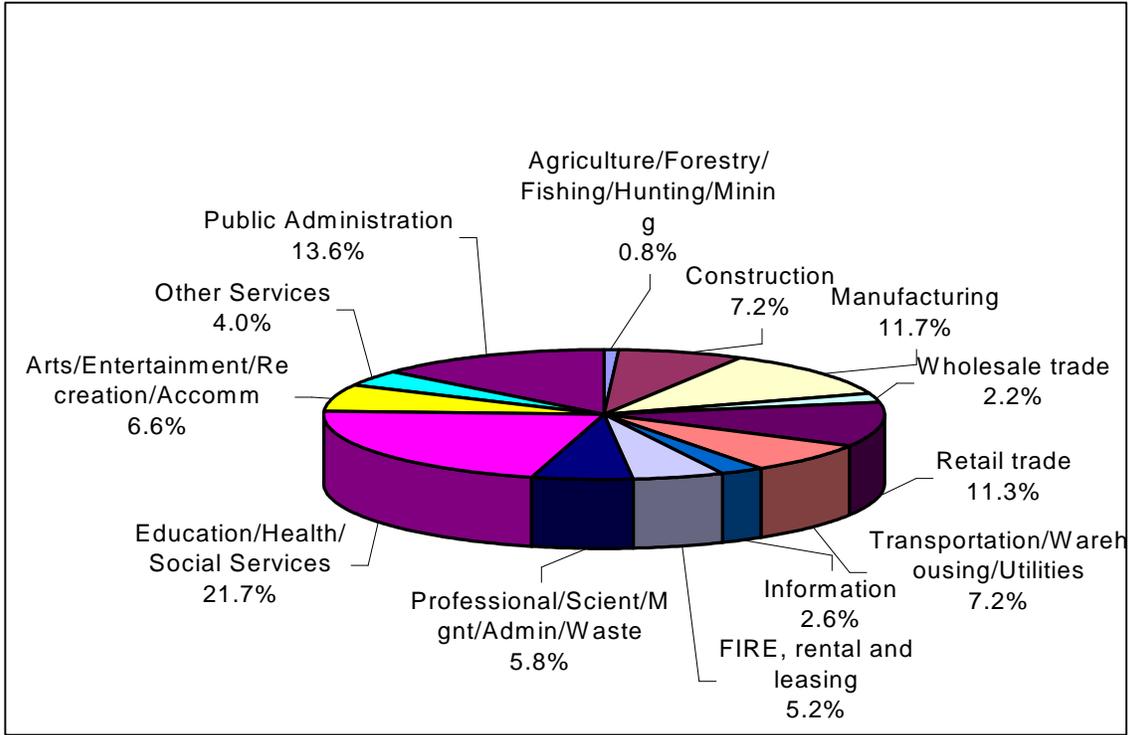


Table 25 shows the resident employment by industry for the Villages of Catskill and Coxsackie. The top three sectors in the Village of Catskill were education health/social services sectors (22.7%), retail trade (15.7%), and arts/entertainment/recreation (13.0%). The top three sectors in the Village of Coxsackie were education health/social services sectors (21.0%), public administration (18.4%), and transportation/warehousing/utilities (8.8%).

Table 25: Village of Catskill & Coxsackie Residents Employment by Industry Sector- 2000

Classification	Village of Catskill		Village of Coxsackie	
	Number	%	Number	%
Agriculture/Forestry/Fishing/Hunting/Mining	24	1.2%	10	0.8%
Construction	120	6.1%	86	6.6%
Manufacturing	148	7.6%	89	6.8%
Wholesale trade	58	3.0%	46	3.5%
Retail trade	307	15.7%	84	6.4%
Transportation/Warehousing/Utilities	118	6.0%	115	8.8%
Information	59	3.0%	26	2.0%
FIRE, rental and leasing	99	5.1%	102	7.8%
Professional/Scient/Mgmt/Admin/Waste	74	3.8%	104	8.0%
Education/Health/Social Services	443	22.7%	274	21.0%
Arts/Entertainment/Recreation/Accomm	253	13.0%	85	6.5%
Other Services	37	1.9%	45	3.4%
Public Administration	212	10.9%	241	18.4%
Total	1,952	100.0%	1,307	100.0%

Source: U.S. Census of Population and Housing, 2000.

Occupational Trends

Table 26 indicates resident occupation from Census 2000. The largest number of the Town's employed residents held management or professional positions (28.8%). While this figure was lower than Greene County (30.5%) and NYS (36.7%), it was slightly higher than the Village (27.6%). The Town of Athens, with 2.1%, had the lowest unemployment rate of all four areas in 2000.

Table 26: Resident Occupation, 2000

Occupation Type	Village of Athens		Town of Athens		Greene Co.	NYS
	Total	%	Total	%	%	%
Management/Professional	202	27.6%	538	28.8%	30.5%	36.7%
Service industry	155	21.2%	359	19.2%	17.8%	16.6%
Sales/Office and Admin Support	190	26.0%	494	26.4%	25.4%	27.1%
Farming/Fishing/Forestry	5	0.7%	14	0.7%	1.4%	0.3%
Construction/Extraction/Maintenance	69	9.4%	211	11.3%	11.6%	7.6%
Production/Transportation/Material	110	15.0%	252	13.5%	13.3%	11.7%
Total	731	100.0%	1,868	100.0%	100.0%	100.0%
Employed civilian population 16+	731	54.9%	1,868	59.1%	52.9%	56.6%
Unemployed civilian population 16+	32	2.4%	66	2.1%	3.5%	4.3%
Armed Forces	0	0.0%	0	0.0%	0.2%	0.2%
Not in Labor Force	569	42.7%	1,228	38.8%	43.4%	38.9%
Total Population 16 years +	1,332	100.0%	3,162	100.0%	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

The top three occupations for Town and Village residents were the same as Greene County and NYS. These were management or professional workers, sales/office/administrative support workers, and service industry workers.

As shown in **Table 27**, the top three occupations for Village of Catskill residents were sales/office/administrative support workers at 30.3%, service industry workers at 28.8%, and management/professional workers at 18.6%. By comparison, the top three occupations for Village of Coxsackie residents were management/professional workers at 31.0%, sales/office/administrative support workers at 26.9%, and service industry workers at 18.1%. In 2000, the Village of Catskill had the highest unemployment rate (5.5%) of all four communities discussed.

Table 27: Resident Occupation, 2000

Occupation Type	Village of Catskill		Village of Coxsackie	
	Total	%	Total	%
Management/Professional	363	18.6%	405	31.0%
Service industry	562	28.8%	236	18.1%
Sales/Office and Admin Support	592	30.3%	352	26.9%
Farming/Fishing/Forestry	0	0.0%	5	0.4%
Construction/Extraction/Maintenance	173	8.9%	120	9.2%
Production/Transportation/Material	262	13.4%	189	14.5%
Total	1,952	100.0%	1,307	100.0%
Employed civilian population 16+	1,952	56.6%	1,307	60.0%
Unemployed civilian population 16+	191	5.5%	103	4.7%
Armed Forces	0	0.0%	0	0.0%
Not in Labor Force	1,306	37.9%	767	35.2%
Total Population 16 years +	3,449	100.0%	2,177	100.0%

Source: U.S. Census of Population and Housing, 2000.

Commuter Patterns

Referring to **Table 28**, it was estimated that in 2000 62.3% of Village and 57.5% of Town residents had commute times of less than 25 minutes, compared to the state at 48.8% and the County at 56.7%.

The Village had the lowest percentage (7.5%) of workers taking between 25 and 34 minutes to get to work. This figure was comparatively higher for the Town with 12.4%. The County and the State had an even higher percentage of workers taking between 25 and 34 minutes to get to work, 15.9% and 18.3% respectively.

The Town and Village had similar percentages of workers taking between 35 and 60 minutes to get to work, 20.2% and 21.9% respectively. By contrast approximately 16.1% of County residents and 16.9% of State residents travel between 35 and 60 minutes to work.

Table 28: Travel Time To Work Comparison, 2000

Workers 16+ by Means of Transportation to Work	Athens Village		Town of Athens		Greene County		New York State	
	Total	%	Total	%	Total	%	Total	%
< 10 minutes	108	15.4%	210	11.6%	3,699	19.3%	899,306	11.3%
10 - 24 minutes	330	46.9%	832	45.9%	7,147	37.4%	2,990,431	37.5%
25 - 34 minutes	53	7.5%	224	12.4%	3,035	15.9%	1,458,072	18.3%
35 - 44 minutes	64	9.1%	148	8.2%	1,332	7.0%	544,033	6.8%
45 - 59 minutes	78	11.1%	248	13.7%	1,739	9.1%	806,556	10.1%
> 60 minutes	70	10.0%	149	8.2%	2,178	11.4%	1,265,649	15.9%
Total (Employed Commuters)	703	100.0%	1,811	100.0%	19,130	100.0%	7,964,047	100.0%
Mean Travel Time	27.3		27.8		29.1		31.7	

Source: U.S. Census of Population and Housing, 2000.

Life Style Segmentation Analysis

Premised on the belief that the spending habits of lifestyle segments will remain consistent over time, Lifestyle Segmentation reports are used to predict future consumer behavior, preferences, and expenditure patterns. Developing a “geo-demographic cluster system,” an area-specific segmentation analysis is one method communities can use to identify current customer trends and behaviors. Conducting such an analysis can allow a community to more effectively target economic development and community revitalization efforts, whether the intent is to attract local shoppers or potential tourists.

Geo-demographic cluster systems are based on the premise that “birds of a feather tend to flock together.” In other words, households living in socially and economically similar areas share a number of similar views, attitudes, values, and, consequently, buying behaviors. Through identifying these clusters, a clearer understanding of an area’s common lifestyle preferences (and prevailing market tendencies) can be gained. For businesses, potential new customers and markets can be identified; for communities, potential retail market needs (and viable commercial development opportunities) can be revealed.

A Life Style Segmentation Analysis was conducted to gain a better understanding of local Athens area consumers and determine the potential demand for particular products

and activities within the community. The geo-demographic cluster system used for this study was the Community Tapestry Segmentation, developed by ESRI Business Information Solutions, Inc. This system uses more than 60 attributes, including income, source of income, employment, home value, housing type, occupation, education, household composition, age, and other key determinants of consumer behavior to create 65 lifestyle segments.

According to the Community Tapestry Segmentation, Town of Athens residents fall into four segments: Rural Resort Dwellers (33.2%), Rooted Rural (22.5%), Rustbelt Retirees (22.3%), and Rustbelt Traditions (22.0%). Village of Athens residents fall into two segments: Rustbelt Traditions (51.1%) and Rural Resort Dwellers (48.9%). More detailed descriptions of each of the four segments follow below.

Rustbelt Retirees

The population of Rustbelt Retirees mostly resides in the Northeast or Midwest, especially in Pennsylvania and areas around the Great Lakes. Although many householders are still working, labor force participation is below average. More than 40 percent of the households draw retirement income. The neighborhoods are typical of the older, industrial cities—owner-occupied, single-family homes in the city with a current market value of \$111,000. Unlike many retirees, those in the Rustbelt are not inclined to move.

Rustbelt Traditions

This segment of the population is typically found in old, rustbelt cities in states near the Great Lakes. They represent the backbone of the remaining manufacturing and transportation industries that continue to support the local economy. Most of these residents live in small single-family homes, with a median home value of approximately \$93,000, and are financially conservative. They are attentive to home improvement such as roofing, flooring and carpet installation. There is a mix of household types among this segment, including married couples with children but also single-parent households. The median age of this segment is 36 years old. They typically deem television as an important daily activity and are an avid sports program audience.

Rooted Rural

This older, predominantly family, market is found in rural areas. The population is older, stable and settled, with a median age of 41 years. About a third of the households are

already drawing Social Security. Neighborhoods are predominantly single-family homes, with a strong presence of mobile homes and some seasonal housing. The median home value is \$82,800.

Rural Resort Dwellers

Favoring milder climates and pastoral settings, the population resides in rural non-farm areas throughout the U.S. Their communities are small, but growing – primarily single – family or mobile homes, including a significant inventory of seasonal housing. An older is a population with a median age of 46 years, most are married with no children at home. Although near retirement age, most are employed, with many being self-employed. The median household income is \$43,000.

Retail Sales and Consumer Spending

As retail development is playing a larger role in economic development in the United States, with retail sales translating into both sales tax and property tax for host municipalities, many communities across the country are taking it upon themselves to research consumer spending. In general, consumers prefer to shop for everyday items close to home. These items include goods and services such as groceries, home cleaning supplies, personal care items, alcohol, cigarettes, automobile repair, beauty salon services, and restaurants. In contrast, consumers are willing to travel farther from home for larger ticket items such as furniture, furnishings, appliances, electronics, clothing, entertainment, automobiles, recreational vehicles, medical services, and big-box retail stores. Finally, consumers are willing to take longer day trips from home in search of specialty shopping experiences that may include dining, entertainment, and recreation.

In order to learn about the spending patterns of the residents of Athens, a Retail Goods and Services Expenditure report was obtained from ESRI BIS. The information from this study is included in **Table 29**. ESRI BIS uses data from the U.S. Bureau of Labor Statistics' (BLS) Consumer Expenditure Surveys to identify a baseline-spending pattern. Data from additional surveys, including a Diary Survey for daily purchases and an Interview Survey for general purchases, are used to refine the spending estimates. ESRI BIS integrates data from both surveys to provide a comprehensive database on all consumer expenditures.

Figures 9 and 10 indicate the spending habits of local residents as compared to a nationwide standard. The Spending Potential Index (SPI) is household-based, and represents the amount of money spent for a product or service relative to a national average of 100. One important aspect about the data should be noted. While local spending habits are compared to a national average, the expenditure outlays are not corrected for regional inflation. Therefore, that a given community spends less on specific goods or services may reflect one of several things: (1) local residents are able to obtain the desired goods or services at a cheaper cost; (2) local residents' interests in such goods and services falls short of the national average or the goods and services are not easily available, or (3) local residents have less disposable income to spend on such items.

Village of Athens

According to the SPI, Village of Athens residents spend considerably closer or higher than their national counterparts on most retail goods and services. For every \$1 spent nationally on retail goods and services, Village residents spend between \$0.69 and \$1.23.

Village of Athens residents spend far lower than average on Financial Investments (at 69). The index value for this financial category was the lowest of all the indices specified in the report. Child Care (at 82) listed under Household Operations, was the second lowest expenditure ranking. See **Table 29** for more details.

There are three areas where Village residents spend equivalent to the national averages. Community Antenna or Cable Television, listed under Entertainment and Recreation category, Small Appliances under Household Furnishings and Equipment and Vehicle Insurance under Insurance category had a 100 SPI.

However, there are a few areas where Village residents spend more than the national averages. These include satellite dishes, pets, recreational vehicles and fees under Entertainment and Recreation category. Food and Health categories include nonalcoholic beverages at home; nonprescription drugs; prescription drugs; eyeglasses and contact lenses.

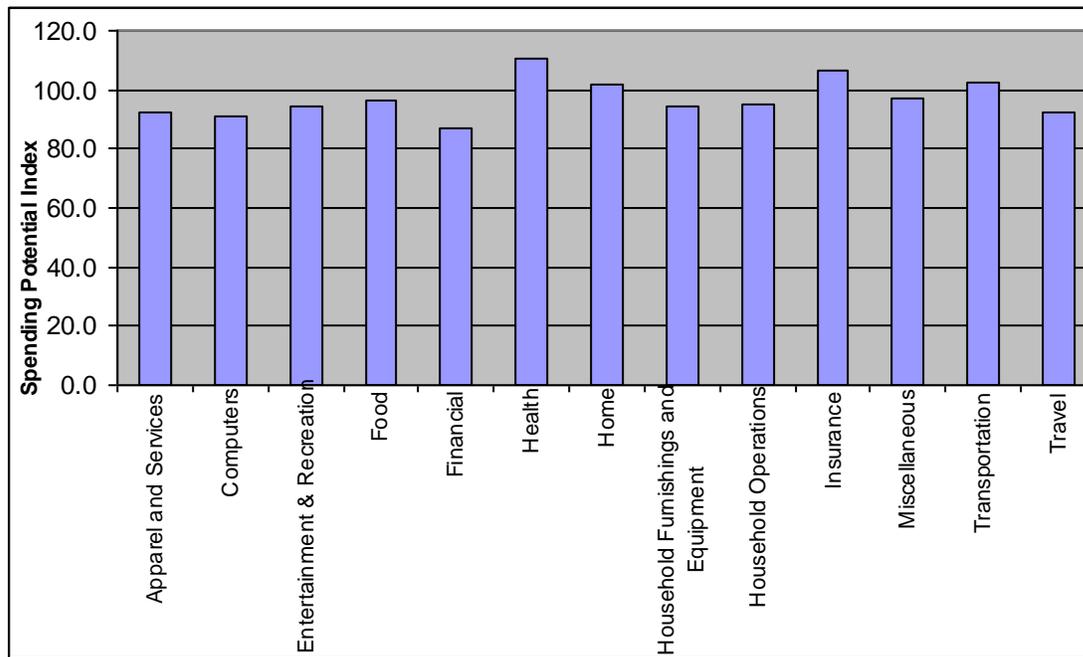
Home, Household Furnishings, and Household Operations categories contributed a larger share to the Village's expenditure. These included subcategories such as maintenance and remodeling materials; utilities, fuel, and public services; major appliances; lawn and garden; and housekeeping supplies.

Items listed under Financial and Insurance categories that were higher than national averages were vehicle loans, owners and renters insurance, vehicle insurance, life/other insurance and health insurance. Vehicle purchase, gasoline and motor oil, listed under Transportation, also had a higher Village SPI.

Of all the categories listed in the Village’s expenditure ranking, recreation vehicles and fees, under Entertainment and Recreation, had the highest index at 123. Prescription drug spending had the next highest at 120.

Figure 9 represents the averages of all of the spending potential index values for each category. As seen in the Figure, the top three retail goods and services categories by expenditures for the Village of Athens are Health, Insurance, Transportation, and Home.

Figure 9: Village of Athens Spending Index



Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data area derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data was updated in September of 2003 based on Consumer Expenditure Surveys from 1999, 2000, and 2001.

Town of Athens

According to the SPI, for every \$1 spent nationally on retail goods and services, the Town of Athens residents spend between \$0.62 and \$1.20. The lowest of all indices

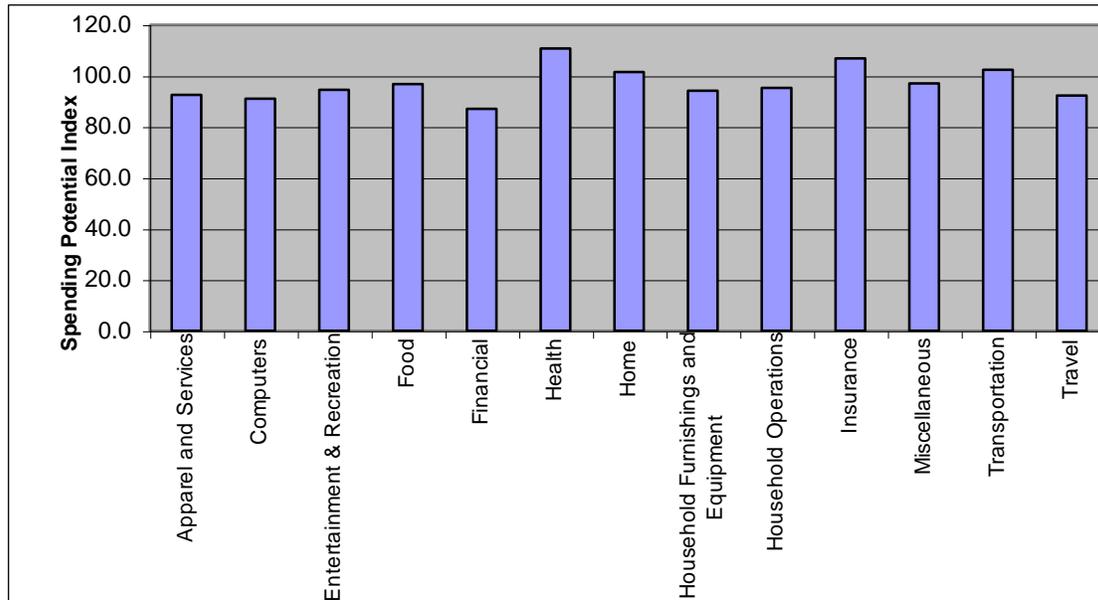
specified in the report is Financial Investments (at 62), which means Town residents spend far lower than national averages on these items. Childcare and moving/storage/freight express, listed under Household Operations were the second lowest expenditure rankings.

The only area where Town residents spend equivalent to the national averages (with 100 SPI) is on gasoline and motor oil, listed under Transportation. However, there are a few areas where Town residents spend more than the national averages. These include, pets, recreational vehicles and fees, nonprescription and prescription drugs.

Town residents spend far higher than the national averages on maintenance and remodeling material and lawn and garden care. In addition, the Insurance category containing owners and renters insurance, life/other insurance, health insurance, had higher spending index. See **Table 29** for more details.

Of all the categories in the expenditure ranking, recreation vehicles and fees listed under Entertainment and Recreation had the highest index of 120. As indicated by **Figure 10**, the top three retail goods and services categories by expenditures for the Town of Athens are Health, Insurance, and Transportation.

Figure 10: Town of Athens Spending Index



Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data are derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data was updated in September of 2003 based on Consumer Expenditure Surveys from 1999, 2000, and 2001.

Table 29: Retail Goods & Services, 2000

Retail Goods & Services Categories	Village			Town		
	Spending Potential Index (S.P.I.)	Average Spent per Household (Village)	Total Spent per Year (Village)	Spending Potential Index	Average Spent per Household (Town)	Total Spent per Year (Town)
Apparel and Services	93	\$2,559.14	\$1,888,647	86	\$2,373.49	\$4,075,281
Men's	95	\$495.07	\$365,365	88	\$460.19	\$790,150
Women's	93	\$841.59	\$621,096	86	\$775.79	\$1,332,028
Children's	94	\$406.99	\$300,361	88	\$379.67	\$651,899
Footwear	89	\$447.74	\$330,434	83	\$417.92	\$717,571
Watches & Jewelry	96	\$241.09	\$177,924	89	\$223.20	\$383,231
Apparel Products and Services	87	\$126.65	\$93,467	80	\$116.72	\$200,402
Computer	91			83		
Computers and Hardware for Home Use	90	\$223.39	\$164,863	82	\$202.74	\$348,101
Software and Accessories for Home Use	92	\$26.99	\$19,916	83	\$24.40	\$41,891
Entertainment & Recreation	98	\$3,059.01	\$2,257,547	92	\$2,865.67	\$4,920,351
Fees and Admissions	87	\$524.48	\$387,066	78	\$473.26	\$812,587
Membership Fees for Clubs	91	\$149.21	\$110,118	83	\$135.60	\$232,822
Fees for Participant Sports, excl. Trips	89	\$102.54	\$75,678	80	\$92.41	\$158,672
Admission to Movie/Theatre/Opera/Ballet	83	\$121.30	\$89,519	75	\$108.59	\$186,444
Admission to Sporting Events, excl. Trips	90	\$50.18	\$37,032	81	\$45.23	\$77,656
Fees for Recreational Lessons	83	\$101.25	\$74,719	75	\$91.43	\$156,993
TV/Video/Sound Equipment	96	\$991.12	\$731,445	90	\$924.67	\$1,587,652
Community Antenna or Cable Television	100	\$551.02	\$406,654	95	\$523.77	\$899,311
Color Televisions	91	\$104.56	\$77,166	84	\$95.88	\$164,629
VCRs, Video Cameras, and DVD Players	91	\$34.44	\$25,415	81	\$30.58	\$52,511
Video Cassettes and DVDs	94	\$38.51	\$28,418	85	\$34.75	\$59,674
Video Game Hardware and Software	90	\$30.48	\$22,495	81	\$27.60	\$47,395
Satellite Dishes	103	\$3.04	\$2,243	98	\$2.88	\$4,945
Rental of Video Cassettes and DVDs	89	\$55.94	\$41,286	80	\$50.17	\$86,143
Sound Equipment	94	\$167.58	\$123,671	86	\$153.93	\$264,300
Rental and Repair of TV/Sound Equipment	91	\$5.55	\$4,097	83	\$5.09	\$8,744
Pets	106	\$374.06	\$276,055	102	\$359.14	\$616,651
Toys and Games	95	\$193.04	\$142,462	89	\$181.12	\$310,977
Recreational Vehicles and Fees	123	\$413.17	\$304,919	120	\$401.14	\$688,764
Sports/Recreation/Exercise Equipment	95	\$209.71	\$154,767	91	\$199.85	\$343,138
Photo Equipment and Supplies	96	\$138.41	\$102,147	88	\$127.26	\$218,506
Reading	97	\$215.02	\$158,686	90	\$199.23	\$342,076

Inventory and Profile

Retail Goods & Services Categories	Village			Town		
	Spending Potential Index (S.P.I.)	Average Spent per Household (Village)	Total Spent per Year (Village)	Spending Potential Index	Average Spent per Household (Town)	Total Spent per Year (Town)
Food	96	\$7,628.27	\$5,629,663	91	\$7,174.03	\$12,317,814
Food at Home	98	\$4,642.53	\$3,426,190	93	\$4,400.39	\$7,555,465
Bakery and Cereal Products	98	\$691.85	\$510,585	93	\$655.39	\$1,125,305
Meat, Poultry, Fish, and Eggs	97	\$1,230.51	\$908,119	93	\$1,175.33	\$2,018,035
Dairy Products	99	\$510.79	\$376,965	94	\$483.75	\$830,605
Fruit and Vegetables	95	\$792.38	\$584,779	90	\$750.83	\$1,289,182
Snacks and Other Food at Home	99	\$1,416.99	\$1,045,742	94	\$1,335.08	\$2,292,338
Food Away from Home	94	\$2,985.74	\$2,203,473	88	\$2,773.65	\$4,762,349
Alcoholic Beverages	90	\$461.14	\$340,323	82	\$419.52	\$720,310
Nonalcoholic Beverages at Home	101	\$398.91	\$294,398	95	\$376.90	\$647,131
Financial	87			81		
Investments	69	\$5,796.27	\$4,277,646	62	\$5,143.51	\$8,831,411
Vehicle Loans	105	\$5,660.96	\$4,177,786	99	\$5,385.57	\$9,247,019
Health	111			106		
Nonprescription Drugs	107	\$106.02	\$78,240	101	\$100.76	\$173,009
Prescription Drugs	120	\$645.65	\$476,489	118	\$634.33	\$1,089,137
Eyeglasses and Contact Lenses	105	\$89.92	\$66,362	98	\$84.19	\$144,546
Home	102			96		
Mortgage Payment and Basics	94	\$7,487.20	\$5,525,552	88	\$7,001.02	\$12,020,746
Maintenance and Remodeling Services	97	\$1,533.07	\$1,131,408	92	\$1,443.18	\$2,477,937
Maintenance and Remodeling Materials	114	\$369.20	\$272,468	107	\$344.19	\$590,980
Utilities, Fuel, and Public Services	101	\$4,216.57	\$3,111,831	96	\$4,013.49	\$6,891,168
Household Furnishings and Equipment	94			87		
Household Textiles	94	\$119.04	\$87,850	87	\$109.38	\$187,808
Furniture	89	\$543.45	\$401,065	82	\$501.53	\$861,125
Floor Coverings	93	\$73.03	\$53,897	87	\$67.95	\$116,664
Major Appliances	101	\$274.74	\$202,756	95	\$258.92	\$444,564
Housewares	97	\$92.41	\$68,197	91	\$87.06	\$149,476
Small Appliances	100	\$35.21	\$25,985	93	\$32.69	\$56,123
Luggage	85	\$9.06	\$6,683	76	\$8.07	\$13,853
Telephones and Accessories	94	\$48.78	\$36,003	88	\$45.67	\$78,421
Household Operations	95			88		
Child Care	82	\$344.36	\$254,140	73	\$306.90	\$526,939
Lawn and Garden	113	\$473.21	\$349,226	109	\$458.93	\$787,985

Retail Goods & Services Categories	Village			Town		
	Spending Potential Index (S.P.I.)	Average Spent per Household (Village)	Total Spent per Year (Village)	Spending Potential Index	Average Spent per Household (Town)	Total Spent per Year (Town)
Moving/Storage/Freight Express	85	\$43.06	\$31,780	74	\$37.91	\$65,097
Housekeeping Supplies	101	\$681.13	\$502,671	95	\$643.12	\$1,104,231
Insurance	103			101		
Owners and Renters Insurance	109	\$453.62	\$334,769	106	\$438.34	\$752,625
Vehicle Insurance	100	\$1,296.12	\$956,538	94	\$1,229.03	\$2,110,239
Life/Other Insurance	107	\$676.51	\$499,267	102	\$647.96	\$1,112,542
Miscellaneous	97			90		
Personal Care Products	96	\$389.55	\$287,490	90	\$362.08	\$621,687
School Books and Supplies	86	\$97.83	\$72,197	77	\$86.88	\$149,175
Smoking Products	109	\$540.97	\$399,236	103	\$512.23	\$879,501
Transportation	102			97		
Vehicle Purchases (Net Outlay)	104	\$5,817.86	\$4,293,577	99	\$5,521.78	\$9,480,888
Gasoline and Motor Oil	105	\$1,935.65	\$1,428,511	100	\$1,844.83	\$3,167,572
Vehicle Maintenance and Repairs	98	\$1,011.66	\$746,607	92	\$949.06	\$1,629,535
Travel	92			86		
Airline Fares	88	\$356.62	\$263,186	81	\$327.03	\$561,517
Lodging on Trips	97	\$386.80	\$285,455	91	\$363.36	\$623,887
Auto/Truck/Van Rental on Trips	88	\$43.50	\$32,105	80	\$39.78	\$68,303
Food and Drink on Trips	96	\$432.21	\$318,969	90	\$402.93	\$691,839

Source: ESRI Business Information Solutions, with data from InfoUSA; compiled by Laberge Group.

Business Analysis

Table 30 presents ESRI BIS forecasts for employment in the Town and Village of Athens in 2005. The table breaks down various business sectors by number of establishments and number of employees, as well as indicating each sector’s share of the total employment in the area.

Several caveats should be noted about this information. ESRI obtains the information from InfoUSA, a sales leads and mailing list company. InfoUSA tracks data using a variety of sources, including telephone directories, court data, public information available from the state, annual reports, newspapers, Security Exchange Commission filings, business registrations, etc. If the accounting for an existing business is done

elsewhere, such as a regional headquarters, or if an establishment is a franchise, economic data may be reflected in the data for the community housing the headquarters, instead of the local establishment.

Village of Athens

As indicated in **Table 30**, the service sector contributes the highest percentage (26.2%) to the Village’s employment sector. The retail trade industry and construction sector both represent 15.9%, while the wholesale trade sector contributes 12.8% to the Village’s total jobs. The governmental sector contributes approximately 11.3% to the Village’s total employment.

The sectors that are not represented at all in the Village are communication; general merchandise stores; apparel & accessory stores; miscellaneous retail; securities brokers; insurance carriers and agents; and legal services.

Town of Athens

The service sector contributes the largest number of jobs in the Town of Athens as well, representing 26.3% of all employment. The retail trade industry contributes 16.1%, while the construction sector represents 15.9% of the Town’s total jobs. Wholesale trade, education institutions and libraries both represent 12.7 % of all jobs. The governmental sector contributes 11.3% to the Town’s total employment.

Similar to the Village, there were several sectors in the Town that are not represented at all. These include communication, general merchandise stores, apparel & accessory stores, miscellaneous retail, securities brokers, insurance carriers and agents, and legal services.

Table 30: Business Summary

Industrial Sector	Village of Athens		Town of Athens	
	Businesses (%)	Employees (%)	Businesses (%)	Employees (%)
Agriculture & Mining	1.3	0.6	1.8	0.6
Construction	15.4	15.9	15.8	15.9
Manufacturing	2.6	8.5	2.6	8.6
Transportation	2.6	2.4	2.6	2.3
Communication	0.0	0.0	0.0	0.0
Electric, Gas, Water, Sanitary	1.3	0.3	0.9	0.2

Table 30: Business Summary

Industrial Sector	Village of Athens		Town of Athens	
	Businesses (%)	Employees (%)	Businesses (%)	Employees (%)
Services				
Wholesale Trade	3.8	12.8	4.4	12.7
Retail Trade Summary	19.2	15.9	19.3	16.1
Home Improvement	1.3	1.2	0.9	1.3
General Merchandise Stores	0.0	0.0	0.0	0.0
Food Stores	2.6	3.0	2.6	3.1
Auto Dealers, Gas Station, Auto Aftermarket	3.8	2.1	3.5	2.1
Apparel & Accessory Store	0.0	0.0	0.0	0.0
Furniture & Home Furnishings	3.8	0.9	3.5	1.0
Eating & Drinking Places	6.4	8.5	7.0	8.6
Miscellaneous Retail	1.3	0.0	1.8	0.0
Finance, Insurance, Real Estate Summary	9.0	5.5	7.9	5.4
Banks, Savings & Lending Institutions	1.3	0.9	0.9	0.8
Securities Brokers	1.3	0.0	0.9	0.0
Insurance Carriers & Agents	0.0	0.0	0.0	0.0
Real Estate, Holding, Other Investment	6.4	4.6	6.1	4.6
Services Summary	32.1	26.2	31.6	26.3
Hotels & Lodging	2.6	0.9	2.6	1.0
Automotive Services	3.8	2.4	3.5	2.5
Motion Pictures & Amusements	3.8	0.3	3.5	0.2
Health Services	1.3	2.4	0.9	2.5
Legal Services	0.0	0.0	0.0	0.0
Education Institutions & Libraries	1.3	12.8	1.8	12.7
Other Services	19.2	7.3	19.3	7.3
Government	11.5	11.3	11.4	11.3
Other	1.3	0.6	1.8	0.6
Totals	100	100	100	100

Source: ESRI Business Information Solutions, with data from InfoUSA; compiled by Laberge Group.

Economic Sectors

Tourism

Tourism Trends

In today's post-industrial economy, many communities are focusing on tourism as an economic development engine. While industrial development generally calls for communities to compete on terms of a standardized set of criteria (such as workforce skills, transportation networks, and cost-of-living), establishing a tourism center challenges a community to "develop its assets." A successful tourism development approach must be multi-faceted. By enhancing their community's attractions and highlighting their unique qualities, tourism promoters market their areas to attract guests; create products to encourage lingering; and develop leisure activities to keep guests busy, all the while infusing dollars into the local economy. In order to be successful, the tourism "product" must appeal to travelers and to people seeking leisure time activities.

New York State Tourism Trends

New York has been very successful in promoting tourism, as it is, according to the Department of Economic Development, currently the second largest industry in the State, employing more than 750,000 people with total wages exceeding \$13 billion. While many tourists visit New York City, upstate New York, characterized by its diverse landscapes, small communities, and significant role in the Nation's history, is becoming increasingly popular, with many visitors coming from the New York metro area. The prevalent types of tourism in upstate New York are: (1) Cultural tourism (including heritage tourism and agri-tourism); (2) Environmental tourism (including eco-tourism and recreational tourism); and (3) Antiquing/ Specialty shopping.

Although the terms are frequently interchanged, and a vacation will often include both types of activities, many tourism professionals distinguish between heritage and cultural tourism. While heritage tourism is place-based, rooted in specifics of a specific area and its native residents, cultural tourism focuses on an area's cultural resources and opportunities, such as museums, exhibits, shows, and festivals, with less of an emphasis on place. For example, a car museum in Norwich, New York is an example of cultural tourism; a car museum in Detroit, Michigan is an example of heritage tourism. Agri-tourism, a type of heritage tourism that is especially popular in upstate New York, is defined as the diversification of farm operations to include services and products

designed for visitors. The State's many U-PIK farm stands, wineries, and farmstead bed-and-breakfasts are examples of agri-tourism.

Cultural and heritage tourists, in addition to being older on average than other types of tourists, tend to earn and spend more money, stay longer on visits, shop more, and are more likely to stay at a hotel or motel. The major benefit to cultural and heritage tourism is that historic and cultural preservation is integral to effective implementation, so resource stewardship is not only encouraged, but is necessary. One major challenge is ensuring that increased visitation does not degrade the quality of the experience or strain the areas cultural and natural resource infrastructure, some of which are likely to be irreplaceable historic resources.

Environmental tourism focuses on an area's natural resources, with potential sub-areas being eco-tourism and recreational tourism. Eco-tourism promotes conservation, sustainability, low-impact visitor behavior, and education. Examples of eco-tourism activities include bird watching, nature photography, hiking, fishing, picnicking, and camping. Recreational tourism focuses on active outdoor recreational activities such as hunting, skeet shooting, archery, and horseback riding, paintball, skiing, kayaking, canoeing, rock-climbing, and cave exploration.

Antiquing has long been an established past time in upstate New York. Unlike regular retail shopping, a major component of antiquing is the hunt. As part of an antique hunt, collectors may comb the countryside, traveling from store to store, stopping at flea markets, craft and antique fairs, second-hand stores, and even yard sales looking for specific items that they may or may not find. While numerous antique districts have sprung up across the State to accommodate these collectors, a growing number of complimentary retail and specialty shops have likewise sprung up along side these antique shops. These include art galleries and frame shops; crafts and specialty retail stores; and restaurants and cafes.

Greater Athens Tourism Trends

Greene County has an estimated 25% of the housing stock functioning as seasonal, or weekend homes. The Town and Village of Athens have their respective share of seasonal residents as well, with anecdotal discussions estimating food sales double at the local supermarket during the summer months. These residents, while not around all the time, still play a major role in the community's land use development and economic outlook.

The Athens tourist industry, as it is part of the northern Catskills Mountain area, definitely has a focus on environmental tourism in the form of recreational tourism activities such as skiing, hiking, biking, hunting, and camping. Amenities attracting visitors from outside the Athens area include the Hudson River, the Cohotate Preserve, Green Lake, and Buttermilk Falls; camping at Indian Ridge and Juniper Woods; and the fresh produce and crafts grown and sold at Black Horse Farms.¹³ Excellent scenic opportunities of the Hudson River, Catskills, Berkshires, Helderberg Mountains and various creeks can be found at High Hill Road at Schoharie Turnpike, the Leeds Athens Road at Forest Avenue and Sandy Plains Road at High Hill Road.

As a riverfront community, Athens has several water recreation resources that attract visitors. The Athens boat launch and Hagar's Harbor Marina, located off of Route 385, attract many visitors. **See the Recreation and Tourism Locations Map in Appendix A.**

Heritage tourism, including Agri-tourism, is also a major element in the Town's tourism industry. The Town houses numerous historic sites and buildings that are packaged via tours to inform guests of the significant role they played in the area's, or even Nation's, development. Several Agri-tourism enterprises seek to attract the seasonal visitors that flock to the area.

Athens has also entered the market as a potential lure for Hollywood Filmmakers. With the 2004 filming of the War of the Worlds and Iron Weed, Athens was a brief destination on the map for film and movie enthusiasts. Over 500 local and non-local "extras" participated in filming the movie's alien invasion scene. The income from such a venture was an excellent bonus for the free publicity. Perhaps this could be the foundation for future tourist and movie revenue. Independent films and film festivals often provide a niche market to willing communities competing for tourist dollars.

Tourist Attractions

Hudson River Waterfront

The Village of Athens, located on the State and National Registers was once a prosperous shipbuilding village. The homes in the main business district preserve the scale of a small, mid-nineteenth century village. The Village's waterfront is considered a gateway to the Village. Continued revitalization efforts for the riverfront is beneficial to local

¹³ A description of these resources is included elsewhere in this Plan.

residents and will also help bring positive economic changes the local business community. With the Ferry slip restored and Riverfront Park revitalized, ferry service between Athens and Hudson may be a viable option for the future. In addition, the Hudson Athens Lighthouse and Middle Ground Flats, located just off the shore of Riverfront Park attract tourists to the area.

Considering the restoration of the rivers health and ecosystem, further riverfront development is predictable. In addition, Middle Ground Flats, approximately two miles long and 1,200 feet wide, provides an excellent opportunity for recreational use and is included in the Village's Coastal Area. The floating docks at Riverfront Park create a maritime entrance to the Village. The Village of Athens LWRP recommended that to preserve the Middle Ground Flats area, a management plan should be created. The New York State Open Space Conservation Plan identifies Priority Conservation Projects for the Hudson River Estuary/Greenway Trail Corridor.¹⁴ The Plan recommends the transfer of Middle Ground Flats, along with other state lands with river access and natural resource values, to the NYS Department of Environmental Conservation (DEC), The NYS Office of Parks, Recreation and Historic Preservation (OPRHP), or local entities for management agencies. Middle Ground Flats would make a nice addition to the Hudson River Islands State Park, bringing potential increased tourism to the Athens' waterfront.

Hudson River Paddle

The Great Hudson River Paddle is an annual event held under the auspices of the Hudson River Valley Greenway, a state agency charged with developing the Hudson River Greenway Water Trail; the Hudson River Valley National Heritage Area, whose mission is to recognize, preserve, protect and interpret the nationally significant cultural and natural resources of the Hudson River Valley; and the Hudson River Watertrail Association, Inc., a non-profit corporation founded in 1992 to promote and develop a continuous water trail from New York City to the Erie Canal. The canoers and kayakers make the Athens waterfront a place to stop and camp for the night.

Festivals

The Athens Street Festival has been held every July for the past 30 years and draws approximately 10,000 people with activities from morning to night. The Village also

¹⁴ The New York State Open Space and Conservation Plan and Generic Environmental Impact Statement, 2006 - <http://www.dec.state.ny.us/website/df/opensp/2006/osp2006.pdf>.

participates in the Hudson River Regional Waterfront Festival with other river towns such as Saugerties and Tivoli. . Friday night summertime music festivals regularly attract audiences of 100 or more to the Village’s waterfront.

Museums and Cultural Attractions

The Hudson Athens Lighthouse, as it stands so visible in the middle of the Hudson River, is a unique resource. The Jan Van Loon House is located at the corner of South Washington and Route 385. The Athens Cultural Center is located on Second Street and is used for art shows and cultural learning center classes. The Athens Museum is located within the Community Center and is open upon request for special functions such as historic walking tours and events. The historic district covers a large area in the Village including the Lower Village and Brick Row. The D.R. Evert Library is located on Second Street and is on the National Register of Historic Places.

Hudson Athens Lighthouse

A Second Empire architectural style lighthouse, the Hudson-Athens Lighthouse is located in the Hudson River between Hudson and Athens, New York. At one time the Hudson City Lighthouse, dredging of the Hudson River Channel resulted in the “relocation” of the Lighthouse from Hudson to Athens.

The Hudson-Athens Lighthouse Preservation Society or H.A.L.P.S. is a non-profit organization that was established to maintain, preserve and restore the lighthouse, which is chartered as a museum. According to the lighthouse website, the organization was established to provide a way for individuals to become actively involved in the museum development and the preservation of the historic Hudson-Athens Lighthouse. The lighthouse beacon remains the responsibility of the U.S. Coast Guard.

Since 2003, Hudson Cruises has run a 20-person patron boat ferry service between Hudson, Athens, and the Lighthouse. Athens has also been a station point along the water trail during the Hudson River Paddlers event. Overnight campers stay at the Village of Athens waterfront park.

An important asset for Greene County tourism and economic development, the lighthouse is mentioned in numerous promotional brochures, including those developed by the Hudson River Valley Lighthouses Coalition, the Columbia County Council on the Arts, and the I Love NY Office.

Tourism Promotion Resources

Greene County Tourism Association

The Greene County Tourism Association is a membership organization founded in 1948 and has been an active organization promoting tourism in Greene County. The membership includes all tourism related businesses. The organization maintains a website at thecatskills.com through which they provide information on events, attractions, lodging, dining, and members.

Greene County Tourism Department

The Greene County Tourism Promotion Department maintains a tourism website at greenetourism.com. The site provides information on outdoor adventures, lodging and dining opportunities, community services, and history and heritage. There is also a detailed calendar of events listing regional special events. As the Greene County Tourism Promotion Department is also the official Tourism Promotion Agency for Greene County, it can apply, receive, and administer funding from the NYS Division of Tourism under the annual I Love New York Matching Funds program. The department supports other regional tourism programs including the Catskill Association for Tourism Services (Delaware, Sullivan, Ulster, and Greene); Hudson Valley Tourism Association (10 counties); and the Hudson River Regional Festival (Ulster, Dutchess, and Greene). The department also produces a number of widely distributed publications and brochures.

Agricultural

Preserving and enhancing agricultural and natural resources are a key component to comprehensive planning and economic development. Assisting prospective, beginning and established producers in the planning, production, marketing and business management would go a long way in fulfilling a thriving local economy, while balancing land conservation and preservation. Keeping agriculture productive and economically viable has been a challenging task across the region. However, there are many programs in place to assist. Particularly, programs focused on preserving and enhancing farming as part of economic development strategies, but also in improving and enhancing the local quality of life. Many people move to a region for its unique agricultural identity, but at the same time, the localities' identity becomes threatened by the increasing amounts of growth pressure. The key is not just allowing growth, but guiding it while keeping agricultural industries profitable and not susceptible to development pressure.

Greene County has an Agricultural Development and Farmland Protection Plan in place to assist in these efforts. According to the Plan, “Farming is much more important than a starting point on the development scale”. The Top 10 Reasons why farming is important to Greene County are: (1) Farming is big business, generating millions of dollars in the County, (2) Farming provides year-round business for other Greene County enterprises, (3) Income from agriculture goes farther than other sectors in helping the economy, (4) Agricultural opportunities can actually increase with growth of an area, (5) Farms lower taxes, (6) Farms create rural character and attract tourism, (7) Successful farming limits suburban sprawl, (8) Farms and forests preserve natural environments, (9) Farms and forests support wildlife, sport hunting and other recreational land uses, and (10) Farmland is an invaluable resource for future generations.

County Agricultural Districts

Through Article 25AA of the NYS Agriculture and Markets Law, counties may establish Agricultural Districts. Agricultural Districts are a locally initiated farm protection tool designed to preserve, protect, and encourage the development and improvement of agricultural land. Each district must be formally established by the County Legislature and certified by the State’s Commissioner of Agriculture and Markets in accordance with the authorizing provisions of New York State’s Agriculture and Markets Law (AML). **See the Agriculture and Farmland Map in Appendix A.**

Under law, each Agricultural District must be reviewed by the County’s governing body eight, twelve, or twenty years following its establishment to determine whether the district will be continued, terminated, or modified. In conducting such reviews, the County Legislature takes into consideration recommendations regarding the addition or deletion of properties submitted by the County Agricultural and Farmland Protection Board and the County Planning Board.

Agricultural district designation provides farmers with protection from local laws restricting farming, gives some protection from eminent domain proceedings, and provides certain tax advantages. Sewer and water taxes, for example are not levied on the farm portions of lands within the agricultural districts.

According to the Greene County Agricultural Development and Farmland Protection Plan, while Greene County has approximately 30,073 acres inside its Agricultural Districts, nearly 3.5% of this land is located in the Town of Athens. Athens districts encompass a total of 1,047 acres. Athens’ Agricultural Districts are distributed

throughout most areas of the Town. Large, unconnected District lands are located in the southwest, northeast, and southeast quadrants of the Town. No delineated areas are located within the Village.

Local Farming

In general, Athens agricultural soils are mixed, with richer soils located near the creeks and waterways and poorer soils located in many of the hilly areas. According to the Greene County Cornell Cooperative Extension, the Town's farmers tend to engage in a variety of farming activities. Some lands are used for raising dairy and beef cattle, pasture land, and growing hay, corn and other marketable crops. Recent proposals discussed for specialty farming in the community have included raising purebred beef; grass-fed rodeo cattle; alpacas; and establishing a kosher slaughterhouse. Many smaller farms also grow organic products, including poultry and produce. A few hobby farmers grow cut flowers and a single vineyard produces grapes and wine along the riverfront.

Hydroponics, where crops are grown with water only, plays a role in local farming. Black Horse Farms, a large truck crop farm operation, grows and sells fresh produce and baked goods as well as hanging plants, annuals and perennials for planting, and an extensive country store gift shop.¹⁵ The farm sells its products at Greene Markets locally and to markets in New York City. The Black Horse Farms recently opened four new greenhouses at its retail location on Route 9W in the Town of Athens.¹⁶

Agroforestry

Agroforestry is an approach to agricultural and natural resources management that involves the deliberate integration of trees and shrubs with root crops, and sometimes livestock, to obtain both sustainable production and the benefits of ecological conservation.

According to Cornell Cooperative Extension of Greene County, agroforestry is a relatively new field of study that explores forests, focusing on forest farming and forestry practices that do not necessarily require the harvest of trees. The focus includes providing incentives for forested land to remain that way in order to provide the

¹⁵ Black Horse Farms website - <http://www.blackhorsefarms.com>

¹⁶ Cocksackie Area Chamber of Commerce - <http://www.cocksackieareachamber.com/blackhorse.html>

environmental, economic (tourism, hunting and fishing) and public health benefits to the surrounding residents and still provide economic development opportunities to the landowner through selective timber harvests and forest farming practices that include growing and selling native herbs, ginseng, mushrooms and shade tolerant crops.

The Cornell Cooperative Extension Agroforestry Resource Center of Greene County provides education and research in agroforestry. The goal is to maintain and enhance the forested land of the rural Northern Catskills region while also creating opportunities for financially stressed landowners to remain on the land by introducing agroforestry practices and helping to create markets for these products.

Industrial Businesses

Athens Generating Plant

With construction completed in 2003, the Athens Generating Plant, a 1,080-megawatt combined-cycle generating plant in Athens, went into commercial service in 2004. According to its website, www.athensgen.com, Athens Generating sells its electricity on a competitive basis to municipalities in the Mid-Hudson Valley, southeastern New York and the New York City regions.

The facility consists of three Siemens Westinghouse 501G combustion turbine generators. The plant is fueled by natural gas combined-cycle technology that provides a much more efficient production as compared to older power plants. Through the combined-cycle process, heat recovery steam generators recycle heat from the exhaust of the combustion turbines and use it to produce steam, which is then used to drive the steam generators and produce additional power. This process is regarded as one of the most efficient electricity production techniques.

The Athens facility is owned by New Athens Generating Company, LLC (a subsidiary of Pacific Gas and Electric) and managed by Competitive Power Ventures out of Silver Springs, Maryland. The plant is operated by North American Energy Services out of Issaquah, Washington.

Iroquois Gas Transmission System

According to its website, Iroquois Gas Transmission System, L.P. is a partnership of affiliates of six U.S. and Canadian energy companies. The company owns a 411-mile

interstate natural gas pipeline that extends from the U.S.-Canadian border at Waddington, NY through western Connecticut to its terminus in Commack, NY, and from Huntington to the Bronx. Its wholly owned subsidiary, the Iroquois Pipeline Operating Company, headquartered in Shelton, Connecticut, is the agent for and operator of the pipeline.

Iroquois' compressor station in Athens, similar to its stations in the New York communities of Croghan, Boonville, Wright, and Dover, rates as a minor emissions source under New York State regulations because it utilizes technology which nearly halves the nitrogen oxide emissions traditionally associated with more conventional compressor stations. Although this pipeline and compressor station is located in Athens, Town and Village residents are not serviced with natural gas from this source.

Electric Launch Company

A traditional maritime business in Athens, Electric Launch Company, or ELCO, has been manufacturing electric boats at its South Washington Street waterfront facility since 2002. Electric boats, much quieter than conventional powerboats, also do not contribute the same pollution. Limited to top speeds of 50 mph, electric boats also cost more than conventional boats.

In existence since the 1800s, Electric Launch Company (ELCO) moved into the Athens facility in August 2002. The facility includes 68,000 square feet of office, production and storage space situated on a 3.5-acre parcel with water access to the Hudson River.

Regional Planning and Economic Development Resources

The Town and Village of Athens have a variety of regional economic development resources available to encourage the growth and stabilization of the local economy. The Greene County Department of Planning and Economic Development and the Greene County Industrial Development Agency (IDA) administer a number of programs that together have the ability to promote and generate economic opportunities. Economic Development assistance is also available through the Greene County Chamber of Commerce and the GreeneBusiness Partnership. The following is a description of these programs taken from the GCDPED web site.

Greene County Department of Planning & Economic Development

Greene County Department of Planning and Economic Development (GCDPED) provides a number of services and programs to business start-ups or expanding companies that are either already located in Greene County or are planning to relocate to the county. The following is a description of these programs taken from the GCDPED web site

Green County Economic Development Revolving Loan Fund (Quantum Fund)

The Greene County Department of Planning and Economic Development administers the Greene County Micro-enterprise Assistance Program (MAP), a federally funded program to create jobs in the County by helping small businesses grow. The program offers basic business training, technical assistance, and low-interest loans to individuals interested in starting or expanding a small business in Greene County.

The program is open to Start-up businesses or existing businesses that are either owned by low and moderate-income persons, or that will create jobs, the majority of which will be available to low and moderate-income persons. Eligible business entities must have five or fewer employees, one of whom is the owner of the business.

The Greene County Economic Development Revolving Loan Fund has been nicknamed the "**Quantum Fund**". Greene County offers three types of Quantum Fund loans: matching loans, micro loans and Micro-enterprise Assistance Program loans (MAP). Quantum Fund and micro loans are available for up to 50% of the borrowing needed for a business expansion. MAP loans are available for up to 90%. Micro loans are made from \$60,000, which was set aside from the rest of the Quantum Fund. MAP loans are made from special, but limited, monies available in the MAP program. Under these programs, the County provides low interest loans for business expansion. Each borrower must create at least one permanent full time job (or its equivalent) for each \$20,000 loaned. (\$25,000 for MAP loans) and at least 51% of the jobs must be made available to low and moderate-income persons. Repayments of loans are placed in a revolving loan pool (the Quantum Fund) and additional loans are made to more businesses.

All projects must demonstrate a need for below-market financing. The loans are not intended to replace available bank financing but instead serve as "gap" or "subsidy" financing. "Gap" loans are defined as those that provide funds needed to complete a total project that would otherwise not be available from other sources. "Subsidy" financing is

defined in the following context: Although sufficient funds are available from other sources, the costs of these funds are at a level as to render the total project financially unfeasible. Therefore, the Economic Development Loan is required for a lower total project-funding rate.

Map Program Components

Business Training - Those selected for the program have the opportunity to attend a training course that provides instruction in basic business skills leading to the development of a viable business plan. There are typically two rounds of classes a year, in the spring and in the fall. Each round consists of classes held one evening each week for eight to ten weeks. Classes are instructed by local and regional business experts and are designed to cover the entire business planning process. Topics include marketing, customer service, bookkeeping, developing financial statements, and applying for financing. A certificate is awarded upon completion of training. Scholarships are available for participants determined to be low and moderate-income at the time of application. A nominal fee is charged to those who are not income-qualified.

Technical Assistance - One-on-one technical assistance is available to existing and prospective entrepreneurs through the Micro-enterprise Assistance Program. Assistance is provided from a pool of business consultants with professional expertise in general business planning, accounting, marketing, finance, and legal services. Consultants are selected to assist MAP participants based on an appropriate match of consultant skills and the specific needs of the program participant.

Micro-enterprise Loans - A key component of the Micro-enterprise Assistance Program is a revolving loan fund to assist in the capitalization of new or expanding micro-enterprises. Matching low-interest loans with flexible repayment terms are available in amounts up to \$25,000 to finance any justifiable business need including working capital. All start-up businesses are required to complete the business-training element of the program and prepare a business plan prior to applying for a MAP loan. Existing businesses will be evaluated to determine the level of assistance required to allow access to MAP loan funding.

Business Resource Centers - To further assist small businesses, Greene County has also established a Business Resource Center in Catskill. The resource center offers access to resource materials including computer hardware and software, online services, all forms of print, video and electronic media materials, and information on a wide variety of

business-related subjects including business planning, financing, taxation, insurance, and employee benefits. The Business Resource Center is open to all and access to resources is available without charge (a nominal charge may be imposed for copying and printing).

Community Development Programs

Greene County provides a variety of technical assistance programs through its Community Development Program to assist local governments, businesses, local development corporations and not-for-profit organizations in the communities to expand their business and improve the quality of life.

Main Street Revitalization – Small Grants Program

The Small Grants Program offers matching grants and architectural assistance for exterior improvements along traditional Main Streets. The Greene County Legislature has provided \$150,000 per year for projects to spur additional private investments.

Main Street Revitalization – Business Attraction Initiative - The Main Street Business Attraction Initiative provides matching grant funds for communities, local chambers of commerce, municipalities and not-for-profit Main Street organizations to attract new businesses, particularly to the county's historic main streets. Eligible activities for the Business Attraction Initiative include: collecting information on available space for lease or purchase; marketing space to potential business owners; targeted mailings; and other attraction initiatives to market local available space.

Main Street Revitalization - Interior Space Program - Under the Interior Space Program, the County can offer deferred-payment matching grants of up to \$25,000 for job-creating projects on Main Streets in Greene County. A new owner or tenant that will create additional employment can use the funds for any improvements necessary in order to modernize or improve interior spaces to prepare them for occupancy. Limited funds are awarded on a matching grant basis, with a minimum of 50% of project costs required to be contributed by the property owner. The funds become a grant if the job creation occurs and all of the costs are properly documented.

Main Street Revitalization – Tourism Enhancement Program - The Tourism Enhancement Program provides matching funds to assist resort/lodging/tourism operators to create effective business plans and market their properties to adapt to changing market

conditions. Property appraisals are also an eligible expense for this program, as are business planning and development expenses.

Greene County Planning and Economic Development Website

As part of the ongoing economic development strategy currently underway in Greene County, a general website, discovergreene.com, was established to provide interested individuals with a one-stop connection to Greene County government via greeneconomy.com; to Greene County Planning and Economic Development at greenebusiness.com; and to Greene County Tourism at greenetourism.com. The primary Greene County Planning and Economic Development website, greeneconomicdevelopment.com, provides information on the many economic development and community development programs available to existing and prospective businesses in the County.

The website also provides links to spec sheets for development properties available in Greene County. Among the twelve buildings currently available in Greene County are the Athens Opera House and the Athens Department of Public Works Garage. A single spec sheet provides information on two industrial parks –Greene Business and Technology Park and Kalkberg Commerce Park in the Towns of Cocksackie and New Baltimore—that have “shovel-ready” land that can accommodate building projects for the next 1 – 3 years.

The Greene County Site Finder is an interactive mapping tool that allows interested individuals to search for commercial or industrial properties by acreage. Available sites in Athens identified through this mapping tool include the 60-acre light industrial Travco Industrial Park on Schoharie Turnpike (County Route 28) and an 80-acre agricultural site on County Route 74.

Greene County Development Guide

In 1992, the Greene County Planning Department in conjunction with the Greene County Planning Board prepared a Greene County Development Guide. The Guide is designed to help the County manage future development according to established planning objectives. It provides valuable information to help public and private developers prepare development proposals and it introduces would-be developers to the area’s character and development trends.

The Guide includes various components such as population, existing land use, local, state, and federal regulations and policies. It also includes major facilities and resources such as transportation, municipal facilities & services, and recreational resources.

Greene County Tourism Department

The Greene County Tourism Promotion Department maintains a tourism website at greenetourism.com. The site provides information on outdoor adventures, lodging and dining opportunities, community services, and history and heritage. There is also a detailed calendar of events listing regional special events. As the Greene County Tourism Promotion Department is also the official Tourism Promotion Agency for Greene County, it can apply, receive, and administer funding from the NYS Division of Tourism under the annual I Love New York Matching Funds program. The department supports other regional tourism programs including the Catskill Association for Tourism Services (Delaware, Sullivan, Ulster, and Greene); Hudson Valley Tourism Association (10 counties); and the Hudson River Regional Festival (Ulster, Dutchess, and Greene). The department also produces a number of widely distributed publications and brochures.

Greene County Industrial Development Agency

The Greene County Industrial Development Agency (IDA) is a “public benefit” corporation formed by the Greene County Legislature in 1972. The IDA assists with site selection, corporate park sites, financial and Empire Zone incentives, PILOTS (Payment in Lieu of Taxes) for qualified businesses, industrial development bonds, government interface and workforce assistance. Financial incentives can be in the form of tax-exempt and taxable bonds to cover the cost of construction, rehabilitation, and equipping for commercial and industrial projects. Qualified projects can be considered for sales and mortgage recording tax exemption and real property tax abatement.

The Greene IDA is currently managing the Greene Business and Technology Park, a 200-acre shovel-ready site. Property is available for lease or purchase with build to suit options.

The Greene County Industrial Development Agency’s website (Greeneida.com) provides information on the County’s economic development programs and resources, including the spec sheets of available buildings and developable properties that are also accessible

from the County Planning and Economic Development website. Greenebusiness.com provides information on the County's ongoing economic development planning efforts and also provides "direct access for site selectors". This website also has a short film and brochures, as well as information about the IDA, including its mission statement.

Empire Zone

In late July 2006, New York State designated a new Empire Zone in Greene County. Empire Zones (EZs) are designated areas throughout New York State that offer special incentives to encourage economic and community development, business investment and job creation. According to the Greene County Economic Development Office, the Town of Athens has 167 acres of privately-owned land included within the new Empire Zone, including about 60 acres of land within the Travco Industrial Park. **See the Empire Zone Map in Appendix A.**

Businesses located within an EZ are eligible to receive significant tax credits and benefits. In addition to being eligible for sales tax exemptions, Qualified Empire Zone Enterprises (QEZEs) are eligible for real property and business tax credits. The purpose of the Empire Zones Program is to give companies increasing their employment the opportunity to operate on an almost "tax-free" basis for up to 10 years, with additional savings available on a declining basis in years 11 through 15. The Empire Zone provides the following incentives and benefits as identified on the Empire Zone Website:

1. **QEZE Sales Tax Exemptions:** Qualified Empire Zone Enterprises (QEZEs) are granted a 10-year exemption from State sales tax on purchases of goods and services (including utility services and owned vehicles) used predominantly in such zone (effective March 1, 2001).
2. **QEZE Credit for Real Property Taxes:** Qualified Empire Zone Enterprises are allowed a refundable credit against their business tax equal to a percentage of real property taxes paid based upon increased employment in the zone (effective for taxable years beginning on or after January 1, 2001)
3. **QEZE Tax Reduction Credit:** Qualified Empire Zone Enterprises are allowed a credit against their tax equal to a percentage of taxes attributable to the zone enterprise (effective taxable years beginning on or after January 1, 2001).
4. **Wage Tax Credit (WTC):** This credit is available for up to five consecutive years for companies hiring full-time employees in newly created jobs. For employees in

special targeted groups, this credit equals \$3,000 per year, with a credit of \$1,500 per year effective January 1, 2001, for all other new hires.

5. EZ Investment Tax and Employment Incentives Credit (ITC-EIC): Businesses that create new jobs and make new investments in production, property and equipment may qualify for tax credits of up to 19% of the company's eligible investment.
6. New Business Refund: Businesses new to New York State are entitled to a 50% cash refund of unused EZ-WTC and ITC amounts. Other businesses may carry forward unused credits indefinitely.
7. Utility Rate Savings: Special reduced electric and gas rates may be available through investor-owned utilities in New York State. Businesses that locate or expand their operations in an EZ may receive significantly reduced rates.
8. Zone Capital Credit: A 25% tax credit against personal or corporate income taxes is available for contributing or purchasing shares in a zone capital corporation; or for a direct equity investment in a certified zone business; or for contributions to approved community development projects within an EZ.
9. Technical Assistance: Each local zone office is staffed with professionals qualified to assist businesses locating or expanding in an EZ.
10. Sales Tax Refund or Credit: Purchases of building materials to be used for commercial or industrial real property located in an EZ are eligible for a refund or credit of NYS sales taxes. A similar refund or credit of local sales tax may also be available from the locality.
11. Real Property Tax Abatement: EZs may offer tax abatements from an increased assessment, with the abatement value based on improvements to real property for up to 10 years. This holds true for up to seven years at 100%, decreasing over the last three years of the exemption.

GreeneBusiness Partnership

The GreeneBusiness Partnership is a public-private partnership of the Greene County Department of Planning and Economic Development, the Greene County Industrial Development Agency, and the Greene County Chamber of Commerce. This partnership fosters collaboration among organizations and businesses that are working towards a single goal of maintaining a high quality of life while improving the long-term economic stability of Greene County. GreeneBusiness is dedicated to making the county the best place to live, work, vacation and conduct business. The GreeneBusiness Partnership also works closely with three regional economic development agencies: the Center For

Economic Growth (CEG), the Hudson Valley Economic Development Corporation (HVEDC), and the Catskill Watershed Corporation (CWC).

Other Economic Development Organizations

Coxsackie Area Chamber of Commerce

The Coxsackie Area Chamber of Commerce, according to its website, coxsackieareachamber.com, originally founded in 1996, currently has 120 members. A volunteer based group, the chamber’s mission is to retain and expand existing businesses within the Coxsackie area, including the Towns of Coxsackie, Athens, and New Baltimore. The organization’s ultimate goal is to attract new enterprises, improve the business climate, and increase public awareness of the benefits of the Coxsackie area. This website provides a link to the Greene County Industrial Development Agency website (Greeneida.com). The website also includes links to for a membership directory, information on chamber meetings and events, member news, and a community calendar.

Greene County Chamber of Commerce

The Greene County Chamber of Commerce (GCCC) was initiated in 1998 to develop a successful growth environment for area businesses. The Chamber promotes recruitment of new companies to the region and represents the interests of businesses to the legislative and governmental departments.

The Greene County Chamber of Commerce, with a website at greenecounty-chamber.com, is working to “advance the general welfare and prosperity of Greene County by providing a unified voice and effective network for business, civic, cultural, and educational organizations.” The Chamber provides assistance to local and county organizations by providing “access to trends, resources and high level expertise from county wide, regional and statewide organizations.”¹⁷

Their website also provides a link to a socio-economic profile available on the County Planning and Economic Development website, as well as one to the Greenetourism.com’s detailed calendar of events listing and information on the County Fair.

¹⁷ Greene County Chamber of Commerce website, greenecounty-chamber.com

Greene County Tourism Association

The Greene County Tourism Association is a membership organization founded in 1948 and has been an active organization promoting tourism in Greene County. The membership includes all tourism related businesses. The organization maintains a website at thecatskills.com through which they provide information on events, attractions, lodging, dining, and members.

Hudson Valley Economic Development Corporation

The Greene County Industrial Development Agency's website provides a link to the Hudson Valley Economic Development Corporation's website, hvedc.com. This website has an interactive search function whereby site selectors or prospective businesses or developers can search for available buildings, parcels, or brownfields located in New York's Hudson Valley (including Greene, Columbia, Ulster, Sullivan, Dutchess, Orange, Putnam, Westchester, and Rockland Counties). Featured information on the website includes Empire Zone sites, "shovel-ready sites," and data back-up and recovery centers. According to Hudson Valley Economic Development Corporation, identified industrial clusters located within the region include biotechnology/pharmaceuticals; semiconductor/microelectronics; financial/insurance, and information technology.

Transportation Resources

The general goal of a transportation system is to facilitate the economical movement of people, goods and services. Therefore, because we are all very dependent on surface transportation systems, including roads, bridges, transit, walkways, trails and the railroad, a well-planned and designed surface transportation system should be accommodating, safe for use, visually and environmentally friendly.

The transportation network within the Town and Village of Athens is comprised of Federal, State, County and Local roads. The major transportation corridor is the New York State Thruway (Interstate 87), which traverses the Town in a north-south direction. Access to the Thruway for Town and Village residents is either at Interchange 21 or 21B. A portion of Interchange 21 is located at the southern edge of the Town. However, the majority of the Interchange is located in the Town of Catskill. Interchange 21B is located in the Town of Coxsackie, which is approximately 10 miles from the Village of Athens. An inventory and analysis of I-87 was not conducted for this project. **See the General Map in Appendix A.**

The major non-interstate transportation corridors that carry a significant amount of commercial, commuter and local traffic in the Town and Village are US Route 9W and NYS Route 385. Other roads such as County Roads (CR) 28, 49, 49A, 53, 57, 74 and Town/Village roads such as Union Street and Flats Road also generate commuter and local traffic based upon their location and functionality.

Roadways are generally classified into six (6) categories, which are Urban or Rural Arterials, Local or Rural Collectors and Local or Rural Roads. A description of the various roadway classifications is as follows:

- Urban and Rural Arterials – varies from two-lane roadways to multi-lane, divided, controlled access facilities. They serve major areas of activity and are located between major destination points.
- Urban and Rural Collectors – typical two-lane roadways that collect and distribute traffic while providing access to abutting properties.
- Rural and Local Roads – typical low speed and low volume two-lane roadways that primarily provide access to abutting properties.

The functionality of a road is a critical element, along with traffic volumes, operating speed, type of terrain, development density and land use that should be considered during the planning and design of a safe and efficient transportation system. Roadways that are classified as collectors or arterials may be eligible to receive federal and/or state funding for rehabilitation or reconstruction.

Existing Roadways Network

State/Federal Highway Non-Interstate Routes

A portion of US Route 9W and NYS Route 385 are within the Town and/or Village of Athens boundaries. The functional classification of these routes as noted in the NYSDOT Highway Sufficiency Ratings document is as follows:

- US Route 9W – Minor Rural Arterial
- NYS Route 385 – Major Rural Collector

A summary of the characteristics and/or features of US Route 9W and NYS Route 385 are as follows:

US Route 9W

As previously stated, this route is functionally classified as a Minor Rural Arterial. The route runs parallel to and east of the Thruway in a north - south direction within the Town of Athens. The road mainly consists of two undivided travel lanes and paved shoulders. In addition, this route serves as a major transport of commuting traffic with direct access to Exit 21B of the Thruway.

The following traffic count and road condition data was obtained from the 2003 NYSDOT Highway Sufficiency Ratings:

From CR 28 to Town of Athens/Coxsackie boundary line:

- Average Annual Daily Traffic (AADT) - 7,010 Vehicles
- Percent of Truck Traffic - 5
- Pavement Width – 30 feet
- Shoulder Width – 2 feet
- Pavement Type – Asphalt overlay of Portland Cement Concrete Pavement

- Subbase Type – Gravel/Stone
- Surface Condition: 6 – Fair, distress is clearly visible (isolated alligator cracking)

The posted speed limit is 55 MPH. Within the Town of Athens, the US Route 9W/CR 28 intersection is controlled by a traffic signal system. A “STOP” sign on the minor approaches control all other intersections. Centerline pavement markings are provided to separate the travel lanes and edge line markings are provided at the pavement/shoulder area.

NYS Route 385

As previously stated, this route is functionally classified as a Rural Major Collector Road. The route generally runs in a north - south direction, parallels the Hudson River, and is located in the eastern portion of the Town and Village of Athens. The road consists of two undivided travel lanes and paved shoulders. Centerline pavement markings are provided to separate the travel lanes and edge line markings are provided at the pavement/shoulder area.

The following traffic count and road condition data was obtained from the 2003 NYSDOT Highway Sufficiency Ratings:

From Town/Village of Catskill Line to Town of Athens/Village of Athens Boundary line:

- Average Annual Daily Traffic (AADT) – 2,990 Vehicles
- Percent of Truck Traffic - 5
- Pavement Width – 22 feet
- Shoulder Width – 3 feet
- Pavement Type – Asphalt Overlay over Portland Cement Concrete Pavement
- Subbase Type – Natural soil
- Surface Condition: 9 – Excellent

From Town of Athens/Village of Athens Boundary southern boundary line to CR 28:

- Average Annual Daily Traffic (AADT) – 2,990 Vehicles
- Percent of Truck Traffic - 5
- Pavement Width – 22 to 24 feet
- Shoulder Width – 3 to 4 feet
- Pavement Type – Asphalt overlay of Portland Cement Concrete Pavement or Asphalt

- Subbase Type – Gravel/Stone or natural soil
- Surface Condition: 6 to 9 – Fair to excellent, distress is clearly visible in the fair condition area (isolated alligator cracking)

From CR 28 to - Town of Athens/Village of Athens northern boundary line:

- Average Annual Daily Traffic (AADT) – 1,800 Vehicles
- Percent of Truck Traffic - 5
- Pavement Width – 22 to 24 feet
- Shoulder Width – 2 to 4 feet
- Pavement Type – Asphalt overlay of Portland Cement Concrete Pavement or Asphalt
- Subbase Type – Gravel/Stone or natural soil
- Surface Condition: 6 – Fair, distress is clearly visible in the fair condition area (isolated alligator cracking)

From Town of Athens/Village of Athens northern boundary line to Town of Athens/Coxsackie boundary line:

- Average Annual Daily Traffic (AADT) – 1,800 Vehicles
- Percent of Truck Traffic - 5
- Pavement Width – 20 to 22 feet
- Shoulder Width – 2 to 3 feet
- Pavement Type – Asphalt overlay of Portland Cement Concrete Pavement or Asphalt
- Subbase Type – Gravel/Stone
- Surface Condition: 6 to 9 – Fair to excellent, distress is clearly visible in the fair condition area (isolated alligator cracking)

The speed limit from the Town of Athens/Coxsackie boundary line to north of the bridge over Murderers Creek is 55 MPH. However, posted speed limit signs are not provided. From south of the bridge over Murderers Creek to south of the intersection with South Washington Street, the posted speed limit is 30 MPH. The posted speed limit changes back to 55 MPH from South Washington Street to the Town of Athens/Catskill boundary line for most of this roadway.

The roadway section changes considerably within the limits of the Town and Village. Within the 55 MPH posted speed limit areas, the roadway character is rural. Pedestrian and bicycle traffic are accommodated on either the travel lane or narrow shoulders. Within the 30 MPH posted speed limit, the roadway character is urban. Concrete gutters

and sidewalks are generally provided in the “urban” area. However, the condition of the sidewalk is fair to poor. In addition, there are gaps where sidewalks are not provided, such as adjacent to the Playground/Park area between Wheat Street and Goodrich Street.

Parking is also allowed in the “urban” area, generally within the limits noted above. However, vehicles typically park on the concrete gutter and sidewalk due to the lack of adequate on-street parking spaces. On - street parking spaces are not striped.

County Roads

The Town/Village of Athens has six (6) County highways within their boundary. They are County Road (CR) 28, 49, 49A, 53, 57 and 74. County highways typically link state highways to local roads, and provide connections with other County or Town roads.

A summary of the characteristics and/or features of these road segments are as follows:

County Road (CR) 28 – Within the Village Boundary

This segment of County Road 28 (Schoharie Turnpike) runs in an east - west direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes, along with edge line markings. The posted speed limit is 30 MPH. The terrain is rolling with several horizontal and vertical curves, which in some cases reduce the desirable sight distance.

County Road (CR) 28, From US Route 9W To Town/Village of Athens Boundary

This segment of County Road 28 (Schoharie Turnpike) also runs in an east - west direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes, along with edge line markings. The posted speed limit is 45 MPH. The terrain is rolling with several horizontal and vertical curves, which in some cases reduce the desirable sight distance. A highway-railroad grade crossing exists with gates and signing for traffic control. However, pavement markings such as crossbars, clearance line and symbols on the approaches are not provided.

County Road (CR) 49, From Gypsy Point Road to CR 49A

This segment of County Road 49 (Green Lake Road) runs in a north - south direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes. Edge line markings are not provided. The posted speed limit is 45 MPH and the terrain is rolling with numerous horizontal and vertical curves, which in some cases reduce the desirable sight distance. One notable concern is the triangular shaped intersection with Buttermilk Falls Road.

County Road (CR) 49A, From CR 28 To CR 49

This segment of County Road 49A (Green Lake Road) runs in a north - south direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes. Edge line markings are not provided. The speed limit is 55 MPH. However it is not posted as such. The terrain is rolling with numerous horizontal and vertical curves, which in some cases reduce the desirable sight distance.

County Road (CR) 53, From NYS Route 385 To CR 28

County Road 53 (Howard Hall Road) runs in a north - south direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes. Edge line markings are not provided. The speed limit is 55 MPH. However it is not posted as such. The terrain is rolling with numerous horizontal and vertical curves, which in some cases reduce the desirable sight distance. One notable concern is the triangular shaped intersection with CR 28.

County Road (CR) 57, From Union Street To Town Athens/Coxsackie Boundary

This segment of County Road 57 (Farm To Market Road) runs in a north - south direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes. Edge line markings are not provided. The speed limit is 55 MPH within the limits of the Town of Athens. However, it is not posted as such. The posted speed limit is 30 MPH within the Village of Athens and the terrain is rolling with numerous horizontal and vertical curves, which in some cases reduce the desirable sight distance.

County Road (CR) 74 – From US Route 9W To CR 28

This segment of County Road 74 (Leeds-Athens Road) runs in an east - west direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings are provided to separate the travel lanes, along with edge line markings. The posted speed limit is 30 MPH within the Village of Athens boundary. However, the posted speed limit changes to 55 MPH in the Town of Athens. The terrain is rolling with several horizontal and vertical curves, which in some cases reduce the desirable sight distance.

A highway-railroad grade crossing exists with gates and signing for traffic control. However, pavement markings such as crossbars, clearance line and symbols on the approaches are not provided.

Local Roads

The Town and Village have a well-designed transportation system that generally functions well for local residents. For the most part, the roadways are well maintained and traffic flows smoothly. In the Village, pedestrians are generally accommodated via concrete or old slate sidewalks along various roadway segments. Crosswalks are provided at some of the major intersections and side street crossings.

Flats Road – From CR 28 To Hallenbeck Road

This segment of Flats Road runs in a north - south direction. The roadway provides two undivided travel lanes with no paved shoulders. Centerline markings and edge line markings are not provided and the posted speed limit is 45 MPH. The terrain is rolling with several horizontal and vertical curves, which in some cases reduces the desirable sight distance.

Union Street – From CR 28 To NYS Route 385

The roadway runs in an east - west direction and provides two undivided travel lanes. Centerline markings and edge line markings are not provided, and the posted speed limit is 30 MPH. From CR 28 to Constantine Court, the character of the road is more rural, and from Constantine Road to NYS Route 385 it is urban. A 5-TON weight limit restriction is posted from NYS Route 385 to CR 57. The terrain is rolling with several

horizontal and vertical curves, which in some cases reduce the desirable sight distance. A bicyclist was witnessed utilizing the road for access.

Previous Transportation Studies

Route 9W Corridor Study

The Greene County Planning Board performed a study of Route 9W in 1991. The purpose of the study was to develop design standards and an action plan that would assist the local municipalities in planning for better development. The study included background information such as existing land use, population, physical features and regulations, circulation, business and industry. The following recommendations resulted from the study:

- Development Design Standards that include layout, roadway and conservation setbacks, height of structures, property access, separation of vehicular and pedestrian, separation of uses, landscaping, buffering, signage, lighting and gateways;
- Actions on Zoning, Subdivision and other Laws and Regulations.

The following transportation related items were recommended:

- Proposed roadway setbacks from an arterial shall be 72 feet from the centerline of the road. The setback from a collector road shall be 60 feet;
- Access to individual properties shall be from local roads, which will connect to collector road, which in turn connects to an arterial road;
- Driveways to major commercial, office or industrial developments should only be provided if controlled by a traffic signal system or provided with proper turning lanes;
- Vehicular and pedestrian traffic should be separated via well designed pathway systems;
- In mixed developments, commercial and residential traffic should be provided with separate access routes;
- Establish sign design standards;
- Curb cuts along arterials and collector roads need to meet design and sight distance criteria.

Alternative Transportation Options

Pedestrian and Bicycle Accommodations

The comparatively dense Village of Athens has sidewalks, while the more widely dispersed Town area does not. Most of the Village's sidewalks are older and are deteriorating in spots.

Greene County Transit System

The Greene County Transit system has been providing public transportation since 1980 and includes bus service between the Village of Catskill and the outlying areas of the county. The morning run brings passengers from the pickup points to any point along the route on its way to Catskill. In addition, a mid-day shuttle circulates throughout the Village of Catskill.

Buses are handicapped accessible and the Greene County Department of the Aging subsidizes fares for qualifying seniors. Transit service stops in Athens twice per day at the intersection of 9W and Schoharie Turnpike, the Athens Post Office, Stewart's, Rivertown Center and Rivertown Apartments.

In addition to the listed designated stops, buses may be flagged down at any safe point along the route and, with appropriate notice to the driver, passengers can request alternate drop-off points. The schedule allows for up to three route deviations of up to one mile off the main route. Any passenger, regardless of age may take advantage of the route deviation service but must contact the bus company in advance.

Funding for the Greene County Transit system includes the above-mentioned subsidy, fares, cash match by Greene County and Operating Assistance from NYS Department of Transportation. The state's assistance is based upon the number of passengers served and the number of miles traveled.

Air Transportation

Air transportation for the Town and Village of Athens is provided by three major airports within the region, Albany International, Stewart International and Dutchess County Airport, as well as a number of small craft airports such as the Columbia County Airport,

Catskill Valley Airport, Deer Run Airport and Hunter-Mountain Airport. Albany International Airport, located in Albany County, New York, which is approximately 33 miles north of Athens by way of the NYS Thruway, provides approximately 110 commercial arrivals and departures every day. The airport was expanded in 1998 with a 230,000 square foot terminal designed to accommodate 1.5 million flights annually. Parking is provided for over 5,000 vehicles and a shuttle service from distant parking lots is offered. Commercial airline providers include; Air Canada, American Eagle, Continental, Continental Connection, Delta, Independence Air, Northwest, Southwest, United/United Express, US Airways/US Airways Express/Metrojet.

Stewart International Airport, located approximately 57 miles south of Athens in the Town of Newburgh, Orange County, is the nation's first privatized commercial airport that is operating under a 99-year lease agreement with the New York State Department of Transportation. The airport's main terminal was completely redesigned in 1998. The airport is affiliated with a number of nationally recognized carriers and regional providers such as Northwest, American Eagle, US Airways Express and Independence Air.

Dutchess County Airport, located in Wappingers Falls, New York, about 7 miles south of the City of Poughkeepsie, provides corporate and general aviation transportation services. Their major carrier is USAir/USAir Express.

Scenic Byway Route 385

Running 3.5 miles long from Athens to Coxsackie, a segment NYS Route 385 was designated a Scenic Byway in 1992. The Scenic Byway Program was created through the Intermodal Surface Transportation Efficiency Act (ISTEA) to basically offer an official name for back roads that Americans have enjoyed for years. The development of the Interstate system demanded a re-recognition or appreciation of the slower pace of these back roads. The Scenic Byway Program attempts to allow travelers to rediscover the beautiful and unique places along America's varied countryside. In doing so, it promotes tourism and encourages beautification and maintenance of the route. The NYS DOT offers grant opportunities through the Scenic Byway Program for things such as safety and access improvements along designated byways. Grant opportunities would only be available to the Town and Village of Athens if the governing body adopted an official management plan for Route 385. In 2003, the Towns and Villages of Athens, Catskill, and Coxsackie drafted an agreement to form "The Greene County Rivertowns Association" to "promote and protect natural and man-made historic, cultural, scenic and recreational resources along and adjacent to Scenic Byway Route 385." Broadly, the

goals behind this agreement were to build the local economy by fostering tourism of the coastal communities, increase public awareness of local resources, and develop a Corridor Management Plan for Scenic Byway Route 385, to be named “The Thomas Cole Scenic Byway.” This resolution was also an early attempt at promoting intermunicipal cooperation among the communities. There was some controversy surrounding the creation of this Corridor Management Plan, concerning State regulations for advertising signs along the Scenic Byway, and at this time this plan is not being pursued.

Road Intersections of Concern

Compilation of surveys for the community profile indicated concerns over a number of intersections and areas of traffic and pedestrian safety. These areas include:

Table 31: Public Identified Traffic and Pedestrian Safety Concerns

Traffic Safety Concerns	Pedestrian Safety Concerns
Second Street and 385	Second Street and 385
Route 385 through the Village	Route 385
Third Street with no sidewalks	
Howard Hall Road	Leeds Athens Road at various locations
Intersection of Greenlake and Buttermilk	Schoharie Turnpike
Leeds Athens & 9W	Sleepy Hollow Road (both entrances)
Vernon Street at 385	Union Street
Schoharie Turnpike	Vernon Street
Sleepy Hollow Road	
Union Street	

It should be noted that most of these concerns overlap, indicating both traffic and pedestrian safety issues for each.

Physical and Environmental Features

The physical and environmental features in the Town of and Village of Athens have been studied, analyzed and mapped. The following maps illustrate these features:

Topography	Wetlands	Water Features
Scenic Areas of Statewide Importance		Slope
Bedrock Geology	Floodplains	

Topography

The topography of Athens includes three major areas: a fairly level terrace flanking the Hudson River; the Kalkberg Hills, just west of the terrace; and the Hoogeberg Hills, extending from the Kalkberg's to an area beyond the western border of the town. The terrace is mostly level and ranges in elevation from 150 to 200 feet. It is about four miles wide and rises fairly steeply up from the Hudson River, especially in the area of the town south of the village. Some portions of the terrace are somewhat hilly – in an area west and south of the village and in areas where streams have eroded the terrace. The entire Village of Athens lies within this topographical area.

The Kalkberg's (Dutch for “limestone mountain”) is a range of low hills parallel to and at the west margin of the Hudson River terrace. New York State Route 9W is located along the line which divides these two areas. The range is less than a mile wide and varies in altitude from 200 to 350 feet.

The Hoogeberg Hills in northern Greene County is a triangular area lying between the Kalkberg's and the valley of the Catskill Creek. Within the Town of Athens, it extends from the vicinity of the Hans Vossen Hill and the NYS Thruway to the town's western border along the Potic Creek. It is composed of numerous rounded hills rather than distinct ranges. Elevations here range from 200 to 700 feet.

This topographic pattern is easily identifiable on the Topography Map.

Steep Slopes:

Slopes that limit development are usually defined as those in excess of 15%. Using this criteria, there are relatively few areas within the town that are constrained. A narrow band of very steep slopes (over 45%) is seen on the edge of the Kalberg's. Some slopes of about 15% are scattered in a north/south direction mostly west of the Thruway. Along the Hudson River terrace, steep slopes are confined mostly to stream edges and banks. **See the Steep Slopes Map in Appendix A.**

Water Features and Wetlands

Freshwater wetlands are a valuable natural resource. When associated with a stream, they have the ability to temporarily store and gradually release large amounts of water. By helping streams maintain a more constant flow rate, they serve as flood and storm water control areas and are important to controlling erosion and flooding to areas downstream. Other benefits of wetlands include: water purification, maintenance of important wildlife habitats and open spaces, and recreation. Wetlands are identified on the basis of existing vegetative types and soils. Certain plants are predominant in wet soils and are, therefore, a good indicator of wet conditions over time.

Pursuant to ECL Article 24 Parts 662 and 663, New York State protects freshwater wetlands larger than 12.4 acres. Smaller wetlands may also be protected under federal regulations. The Freshwater Wetlands Act, aimed at preventing wetlands being filled or drained, regulates activities within or adjacent to designated wetlands. A permit issued by the NYS DEC for regulated activities is required. The U.S. Army Corps of Engineers has jurisdiction over all wetlands not administered by the NYS DEC. Permits need to be secured prior to any filling, alteration, or construction in or adjacent to any wetlands. **See the Water, Wetlands, and Wet Soils Map in Appendix A.**

The wetland map shows many regulated wetlands in Athens, mostly in the mid-portions of the Town and east to the Hudson River. An extensive wetland complex, including tidal pools, exists along almost the entire boundary with the Hudson River, except in parts of the Village of Athens. This large complex includes areas near the Cohotate Preserve starting where Corlaer Kill Creek enters the Hudson River, north to the border with Coxsackie, except for certain areas of the Village. Most of the other wetlands away from the River are associated with, and found along creeks and streams. Another large complex of regulated wetlands exists from Green Lake Park, north to the town boundary. Corlaer Creek and Murderers Creek also have extensive wetlands along them.

Flood Hazard Areas

The Federal Emergency Management Agency (FEMA) provides floodplain boundary maps. The mapped boundaries delineate the flood elevation that has a 1 percent chance (100-year zone) or 0.2 percent chance (500-year zone) of being equaled or exceeded each year. The Flood Insurance Rate maps identify areas within the town which are prone to flooding. The Town participates in the National Flood Insurance Program and is eligible for assistance from FEMA in the event of a flood and has adopted the flood plain regulations as set forth in the Flood Insurance Study for the town and village. Many of the NYS DEC regulated wetlands are also located in or adjacent to floodplain areas.

In Athens, the designated floodplains are concentrated along the Potic Creek and the Hudson River. Along the Hudson, the floodplain includes all of the shoreline, Middle Ground Flats, and up Murderers Creek to the dam. A narrow floodplain exists along the length of Potic Creek and then widens at the border between Athens and Catskill. **See the Flood Hazards Map in Appendix A.**

Other Water Features:

The Hudson River and its tributaries within the Town, along with the man-made reservoir at Sleepy Hollow are the other predominant water features in Athens. The Sleepy Hollow Lake was formed by damming Murderers Creek.

Water Quality:

The Hudson River is classified as a Class A water by New York State. A Class A water body is considered a source of water supply for drinking, for processing purposes, fishing, and primary/secondary recreation. The waters are also suitable for fish propagation and survival. The other creeks in Athens are classified as Class C (best usage is fishing, fish propagation and survival) or Ct (same as C, but with the addition of suitable for trout propagation and survival).

New York also develops an annual list of impaired water bodies. In the Town of Athens, Sleepy Hollow Lake is on the Section 303d List of Impaired Waters due to silt and sediment caused by stream bank erosion. It is considered a high priority water to have a restoration strategy developed for submission to the USEPA. There are currently no other impaired water bodies identified in the Town.

Coastal Zone:

The entire boundary of the Town and Village of Athens along the Hudson River is included in the New York State Coastal Zone (**See the Coastal Zone Map in Appendix A**). A Local Waterfront Revitalization Plan (LWRP) has been developed for the Village of Athens (adopted September 1999) but not in the Town. Not all of the Village of Athens is included in the coastal zone: it is bounded on the west by NYS Route 385 except where the boundary extends inland approximately one-half mile to include the more developed section of the Village. The LWRP details land uses, fish and wildlife habitats, wetlands, flood areas, water quality, and other natural resources of the Village's coastal zone. For the Village of Athens, three major issues are addressed in the LWRP: preservation of the natural waterfront environment while allowing public use; restoration of the village center; and affordable housing. The land and water use plan for the Village proposes four general land use categories: urban area; urban waterfront area; waterfront recreation and open space areas; and planned open space residential. Proposed public and private projects discussed in the LWRP include village park improvements, removal of abandoned barges, improvement and/or acquisition of waterfront property, creation of walking and bike trails, creating of accessible scenic over looks, and historic district improvements.

Bedrock Geology:

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere, but is usually covered by other surficial deposits. Bedrock generally is covered by a skin of soil and other loose material, especially in regions with humid climates. This cover material results as weathering breaks down the surface rock. The loose materials may remain in place or be eroded, transported, and deposited by water, wind, or glacial ice. In 90 percent of New York State, bedrock is buried by surficial deposits that are more than one meter thick. Most of these deposits were left by a continental glacier (an ice sheet) that was perhaps 2 km thick.

The Town of Athens is underlain by several major bedrock formations (**See the Bedrock Geology Map in Appendix A**). Most of the town and the entire village are located on Normanskill and Deephill Shales. These rocks consist of gray sandstone, shale, chert and thin-bedded limestone. This area yields small to moderate supplies of commonly hard water with an average well yield of 6 to 10 gallons per minute. Further west is the bedrock of Onondaga limestone and Esopus Shale. This mile-wide area consists of blue-

gray limestone, siltstone and chert. These formations yield small to moderate water supplies with average well yields of 8 to 10 gallons per minute. To the west of this formation is the Bakoven Shale, Mount Marion Formation, and the Ashokan Formation. The small amount of Bakoven shale is narrow (500 feet wide) and has no known supply of water. The Mount Marion and Ashokan formations are mainly gray sandstone. These rocks typically have small water yields (3 and 7 gallons per minute, respectively).

Soils

The soils in the Town of Athens are largely a reflection of the last ice age, composed of materials deposited in that era and subsequently tempered by climatic conditions. The area of the town east of the Thruway is composed of soils which are glacial lake deposits while to the west are found soils composed of glacial till. Fifteen different soil associations have been identified in the Town of Athens. Analysis of the soils data indicates that only small portions in the southwest and northeast corners of the town have soils suitable for intense development. Suitable building sites can often be found within the unsuitable areas if an adequate septic system is constructed.

Ecological Data

Breeding Bird Atlas

The Town and Village of Athens were included in both the 1980 to 1985 and 2000 to 2005 New York State Breeding Bird Atlas. To date, approximately 90 different bird species have been recorded as being present or likely breeders in the town. Of these, three species are considered threatened species, four are listed as species of special concern by the state, 10 are game species, three are unprotected and the remainder have protected status as migratory birds. The species present in the town illustrate the wide variety of habitats available and range from water and shore birds, to those found in open fields and forests.

Species that are listed as threatened include the Northern Harrier, Least Bittern, and the Bald Eagle. Species listed as special concern include the Sharp-shinned Hawk, American Bittern, Coopers Hawk, and Red-shouldered Hawk.

Herpetological Atlas

As part of the New York State Department of Environmental Conservation's effort at a state-wide herpetological atlas (reptiles and amphibians), several species have been identified as being present in the Town and Village of Athens. Nine species have been identified to date, although the inventory is not complete. These species were inventoried at the Cohotate Preserve, Maggies Hole at Potic Creek, Green Lake, and Middle Ground Flats and include:

- Common Snapping Turtle
- Eastern Garter Snake
- Gray Tree frog
- Green Frog
- Northern Redbacked Salamander
- Northern Spring Peeper
- Northern two-lined Salamander
- Northern Water Snake
- Red Spotted Newt

Rare Species and Ecological Communities

Several rare species and ecological communities have been identified in the Town of Athens by the New York Natural Heritage Program. These species include the following:

Plants

- Long's Bittercress (Threatened)
- Downy Wood-mint (Endangered)
- Stiff-leaf Goldenrod (Threatened)
- Estuary Beggar-ticks (Rare)
- Smooth Bur-marigold (Threatened)
- Golden Club (Threatened)
- Heartleaf Plantain (Threatened)
- American Waterwort (Endangered)
- Spongy Arrowhead (Threatened)

Birds

- Least bittern (threatened)

Fish

- Shortnose Sturgeon (Endangered)
- Significant Ecological Communities
- Freshwater Tidal Marsh (considered imperiled in NY and globally vulnerable)
- Calcareous Cliff Community (vulnerable in NY, but globally secure)
- Calcareous Talus Slope Community (vulnerable in NY, and globally vulnerable)
- Shale Talus Slope Woodland (vulnerable in NY, and globally vulnerable)
- Oak-Hickory Forest (Apparently secure)
- Shale Cliff and Talus Community (vulnerable in NY, but globally secure)
- Freshwater Tidal Swamp (considered critically imperiled in NY, and imperiled globally)
- Freshwater Intertidal Mudflats (considered imperiled in NY, and globally vulnerable)
- Freshwater Intertidal Shore (considered imperiled in NY, and globally vulnerable)

Critical Habitats:

New York State's Coastal Management Program includes a total of 44 policies which are applicable to development and use proposals within or affecting the State's coastal area. Any activity that is subject to review under Federal or State laws, or under applicable local laws contained in an approved LWRP will be judged for its consistency with these policies. One of the policies established relates to fish and wildlife resources. In order to meet this policy, New York State has evaluated, designated and mapped significant coastal fish and wildlife habitats. New York has designated several critical habitats within the Town of Athens.

These include Middle Ground Flats and the tidal flats and swamps along the Hudson River. These tidal flats include the West Flats and Vosburgh Swamp. These areas were included due to a high significance related to ecosystem rarity (rare in the Hudson Valley), potential species vulnerability (mud turtle and least bittern), human use (shad fishery and waterfowl hunting), and unusual population levels of waterfowl and various anadromous fish species. Directly across from the Middle Ground Flats critical habitat area is the Stockport Creek State Wetlands Preservation Area on the Columbia County

side of the river which includes another complex of tidal flats, wetlands, and the Stockport Creek on that side of the River.

Habitat Description:

Vosburgh Swamp and Middle Ground Flats have been designated by New York State as a Critical Habitat and it extends for approximately four miles along the western shore of the Hudson River, upstream from the Village of Athens, in the Towns of Coxsackie and Athens, Greene County (7.5' Quadrangle: Hudson North, N.Y.). The fish and wildlife habitat encompasses approximately 1,200 acres, comprised primarily of extensive mudflats and shallows, off-channel open water areas, hardwood swamp, a freshwater impoundment (Vosburgh Swamp) and spoil bank islands. The habitat also includes Murderers Creek, upstream approximately one-half mile to Sleepy Hollow Lake dam, which is the first impassable barrier to fish.

Fish and Wildlife Values:

Extensive tidal mudflats and shallow areas are relatively rare in the Hudson Valley region. These habitat types, along with the emergent wetlands and open water areas, make the Vosburgh Swamp and Middle Ground Flats area very attractive to many fish and wildlife species. This area provides valuable feeding and resting habitat for large concentrations of waterfowl during the fall and spring migrations. Approximately 10,000 canvasbacks, along with various other waterfowl species, have been reported in the area during seasonal migrations. When open water is available, this area also provides an important waterfowl wintering area in the upper Hudson Valley region, especially significant for redhead and canvasback ducks. Several spoil bank islands on Middle Ground Flats provide relatively unique vertical sand banks that have been colonized by bank swallows. This is one of the few locations in this section of the Hudson River where this species has been confirmed breeding. Mud turtles (T) and least bittern (SC) have been reported to reside in Vosburgh Swamp, but this has not been confirmed for either species. This wetland area does provide potential habitat for various other marsh-nesting birds, including green-backed heron, American bittern, black duck, mallard, wood duck, Virginia rail, common moorhen, and marsh wren. Several rare plant species, including heartleaf plantain, and subulate arrowhead, occur in river shoreline areas near Vosburgh Swamp. Human use of the Vosburgh Swamp and Middle Ground Flats area is of regional significance. The area receives very heavy waterfowl hunting pressure during the fall migration period.

A heavy concentration of American shad utilize the littoral zone areas at West Flats and around Middle Ground Flats for spawning. This area, including Murderers Creek, is also utilized as a spawning, nursery, and feeding area by striped bass, alewife, blueback herring, white perch, and a variety of resident freshwater species. In addition, one of the northernmost commercial shad fisheries is established in the vicinity of Middle Ground Flats. A NYSDEC boat launch is located on the south side of Murderer's Creek, providing access for recreational fishing throughout the area.

Impact Assessment Requirements:

A **habitat impairment test** must be met for any activity that is subject to consistency review under federal and State laws, or under applicable local laws contained in an approved local waterfront revitalization program. If the proposed action is subject to consistency review, then the habitat protection policy applies, whether the proposed action is to occur within or outside the designated area. The specific **habitat impairment test** that must be met is as follows: In order to protect and preserve a significant habitat, land and water uses or development shall not be undertaken if such actions would destroy the habitat or significantly impair the viability of a habitat.

(Habitat destruction is defined as the loss of fish or wildlife use through direct physical alteration, disturbance, or pollution of a designated area or through the indirect effects of these actions on a designated area. Habitat destruction may be indicated by changes in vegetation, substrate, or hydrology, or increases in runoff, erosion, sedimentation, or pollutants. Significant impairment is defined as reduction in vital resources (e.g., food, shelter, living space) or change in environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism. Indicators of a significantly impaired habitat focus on ecological alterations and may include but are not limited to reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality. The tolerance range of an organism is not defined as the physiological range of conditions beyond which a species will not survive at all, but as the ecological range of conditions that supports the species population or has the potential to support a restored population, where practical. Either the loss of individuals through an increase in emigration or an increase in death rate indicates that the tolerance range of an organism has been exceeded. An abrupt increase in death rate may occur as an environmental factor falls beyond a tolerance limit (a range has both upper and lower limits).

Any activity that would substantially degrade water quality, increase turbidity or temperature, or alter water depths in the Vosburgh Swamp and Middle Ground Flats habitat would result in significant impairment of the habitat. Disruption of the freshwater

or tidal flows in these areas could have major consequences to the littoral zones, wetlands, and mudflats which contribute significantly to the value of this habitat. Elimination of productive wetland and littoral areas, through dredging, filling, or bulkheading would have significant impacts on the fish and wildlife resources of Vosburgh Swamp and Middle Ground Flats. Spills of oil or other hazardous substances are an especially significant threat to this area, because the biological activity of tidal flats is concentrated at the soil surface, much of which may be directly exposed to these pollutants. Thermal discharges, depending on time of year, may have variable effects on use of the area by aquatic species (and wintering waterfowl); shad spawning activities and survival are directly affected by water temperature. Installation and operation of water intakes could have significant impacts on fish populations in the area, through impingement of juvenile and adult fish, or entrainment of fish eggs and larval stages.

Scenic Areas & Views

Community meeting feedback indicates that town and village residents value the scenic nature of the community and the surrounding landscape. Responses particularly noted the quaint small-town architecture and layout, its Hudson River setting, the quantity of green open space, the diversity of natural habitats, and views of the Catskills Mountains and foothills.

Specific scenic locations include the following: High Hill Road at Schoharie Turnpike with scenic views of Coxsackie, Athens, the Hudson River, the City of Hudson, and the Berkshire Mountains; Leeds Athens Road at Forest Avenue with views of the Blue Mountains of Saugerties; Howard Hall Road with views of the Hudson River and the Catskill Mountains; and Sandy Plains Road at High Hill Road with views of the Cauterskill Creek, the Helderberg Mountains, and Windham Mountain. Residents also identified scenic views along both Vosenkill and Cross Roads in the town.

Both the town and the village have portions of their Hudson River waterfront located within the designated State Coastal Area overseen by New York's Department of State. New York's Coastal policy #24 mandates that state actions and decisions "prevent impairment of scenic resources of statewide significance"; and policy #25 mandates that the state "protect, restore, or enhance natural, and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area." Both of these policies potentially affect the Town and Village of Athens.

The Village has also adopted a state-approved Local Waterfront Revitalization Program under the Department of State's Coastal Zone Management Regulations, adding weight to these state criteria in its decision-making as well as formally identifying scenic resources and enhancements of local significance.

State Route 385 is a State Scenic Byway for 3.5 miles of its length south of the Village of Coxsackie border. It was originally designated as a scenic road under a program of the NYS Department of Environmental Conservation later transferred to the NYS Department of Transportation. Until the Town and/or Village adopt a corridor management plan for Route 385, this Scenic Byway designation essentially has no real influence on the future development of the corridor.

Scenic Area of Statewide Significance (SASS):

In recognition of the scenic value of the coast, New York's Coastal Management Program (CMP) includes two policies which provide for the protection and enhancement of this unique resource. Policy 24 provides for the designation and protection of scenic areas of statewide significance; and Policy 25 requires that proposed actions located outside a designated SASS must protect, restore or enhance the overall scenic quality of the coastal area. Both policies call for agencies to determine if a proposed action would impair scenic quality. The policies state that impairment of a landscape's scenic quality can occur in two principal ways: 1) through the irreversible modification or destruction of landscape features and architectural elements which contribute significantly to the scenic quality of the coast, and 2) through the addition of structures which reduce views or are discordant with the landscape because of their inappropriate scale, form, or construction materials. **See the Coastal Zone Map in Appendix A.**

Regulations governing the designation of scenic areas of statewide significance are found in 19 NYCRR Part 602.5. Both policies include siting and design guidelines which are to be used to evaluate the impact of proposed development, recognizing that each situation is unique and that the guidelines must be applied accordingly. The guidelines address the appropriate siting of new structures and other development; the use of scale, form and materials which are compatible with the landscape's existing scenic components; the incorporation of historic elements in new development; the maintenance of existing landforms and vegetation; and the removal and screening of discordant features.

The Hudson River coastal landscape has a wealth and variety of scenic resources, shaped by a unique combination of geological forces and historical events. Majestic mountains and formidable bluffs rise above the Hudson's waters in some stretches of the river.

In others, forested slopes, estate lawns, extensive marshlands and farm fields line its shorelands. The Hudson River region has played an important role in the nation's history. It spawned the Hudson River School of Painting and the Romantic Landscape style. World-renowned artists have responded to its beauty, and the works of major architects line the river's corridor. Historic river landings and villages evidence the Hudson's past as a bustling transportation corridor. Today, tourism is the major industry; and national and State parks and historic sites attract visitors from around the nation and the world.

Six stretches of the Hudson River and its shorelands have been designated as scenic areas of statewide significance. These are the Columbia-Greene North SASS, the Catskill-Olana SASS, the Estates District SASS, the Ulster North SASS, the Esopus-Lloyd SASS and the Hudson Highlands SASS. They include a fiord in the Hudson Highlands, an impressive collection of significant estates along the Hudson River's mid-section, the landscape where Thomas Cole and Frederic Church made their homes, and the pastoral landscape south of the State capital. Each designated SASS encompasses unique, highly scenic landscapes which are accessible to the public and recognized for their scenic quality. Each designated SASS is comprised primarily of clusters of distinctive subunits.

Designation affords special protection from potentially adverse federal or State actions which could impair the scenic quality of the SASS. Narratives prepared for each SASS describe the character and scenic quality of the SASS landscape, providing guidance to the public and regulatory agencies as to which landscape elements should be protected and which actions could impair the scenic quality of the SASS.

Additional protection of SASS can be afforded by municipalities which prepare Local Waterfront Revitalization Programs (LWRP). Local land use authority is an important tool for the protection of scenic resources. In communities with an approved LWRP all three levels of government - federal, State and local - are working toward a common goal. Designation of the SASS does not impinge on local government decisions.

Two Scenic Areas of Statewide Significance (SASS), centered on the Hudson River, bookend the north and south borders of the Town. The Catskill-Olana SASS is centered around Olana State Historic Site, Rogers Island. Portions of the town and village shoreline would be visible from this designated scenic area, potentially affecting its integrity. Portions of The Columbia-Greene North SASS centered on the Vosburgh

Swamp (subunit 11) and historic farmlands located on the Hudson River shore between State Route 385 and the west flats (subunit 12) are located in the Town's northeast corner. Within these two scenic areas, three subunits have been designated and include the Vosburgh Swamp Subunit, the Athens-Coxsackie Farmland Subunit, and the Stockport Creek Subunit of the SASS. The following descriptions of these subunits of the SASS were taken directly from the website of the NYS Department of State, Division of Coastal Resources ¹⁸:

Vosburgh Swamp Subunit of the SASS:

Location

The Vosburgh Swamp subunit encompasses some 450 acres midway between the Villages of Coxsackie and Athens, including the west flats and Vosburgh Swamp as well as Four Mile Point. The subunit's northern boundary, a common boundary with the Lampman Hill subunit, lies just south of Beecher Road. Its western boundary, a common boundary with the CGN-12 Athens-Coxsackie Farmland subunit, generally follows the edge of the wetland except in the north where the boundary reaches west to NY Route 385. The subunit is located in the Towns of Coxsackie and Athens, Greene County.

Physical Character

Topographic variety is limited. The southern two-thirds of the subunit is comprised of a broad, flat marsh at the base of wooded bluffs. The northern portion consists of long, gradual slopes at the bottom of which lie a broad plain and low hills located along the Hudson River. There is a diverse mix of vegetation types including marsh vegetation, woodlands, pasture, orchard and lawns. The great variety of marsh vegetation contrasts with the heavy cover of trees on the surrounding upland. Water, including the Hudson River, coves, ponds and rivulets in the marsh, is the dominant element. The Hudson is about 3500 feet wide in this area. The shoreline is diverse, encompassing meandering streams, irregular marsh boundaries and more regular pond configurations. Small sandy beaches appear at low tide.

¹⁸ New York State Department of State, Division of Coastal Resources, <http://nyswaterfronts.com/index.asp>.

Cultural Character

Isolated by the marsh, a small group of homes is clustered on a low rise called Four Mile Point. Partially hidden in the trees, they symbolize an older way of life along the river. The buildings provide a charming cultural element in the midst of this natural area. The subunit is generally well maintained, but some discordant features such as abandoned gravel pits and scattered new housing are present. Wildlife, river traffic and rising mists over the Hudson contribute ephemeral effects.

The roadbed of the Saratoga and Hudson River Railroad is still visible in the northern portion of the subunit. Built in 1867 by Cornelius Vanderbilt to bring farm produce and other goods from inland areas to the docks in Athens, the railroad was dubbed the White Elephant Railroad when its docks and depot burned nine years after their construction.

A 19th century stone lighthouse with clapboard wings still stands at the elbow of Four Mile Point. Once the site of ice houses, the point is now a quiet, rather isolated landscape with a strong relationship to the Hudson River. The Scenic Hudson Land Trust, Inc. owns the 7.6 acre Four Mile Point Preserve, opened in September 1992, which provides public access to the river, a beach, picnic area, and a promontory trail and overlook with spectacular views of the river, Stockport Middleground Flats, and agricultural lands of Columbia County. The Town of Coxsackie manages and maintains the preserve.

Views

The subunit offers full views of the Hudson, its islands, and the bluffs and hills of the Hudson's eastern shore. The depth of views is limited only by the relatively low elevation. There are moderately long views up and down the Hudson for two to three miles. Some broad views extend 90 to 180 degrees, and those from the upland areas to the east extend to the Taconic Hills. Views to the west across the pastures at the top of the slopes reach to the distant Catskill Mountains. With a background of river and low hills, the composition is horizontal, unified and tranquil.

Interior landward views are of historic barns and houses framed with large trees and surrounded by lawns with the Hudson for a backdrop. Four Mile Point Road is narrow and winding, revealing new compositions with each turn. Views from the road include the Hudson River, ponds, marshes, woodlands and historic structures.

The Vosburgh Swamp subunit is accessible from Four Mile Point Road and from the Hudson River. It is visible from NY Route 385, the Hudson and its eastern shore, including the passing railroad trains. There is evidence of use of the beach areas for

picnicking and viewing the Hudson River. The abandoned right-of-way of the White Elephant Railroad is used informally by local residents to gain access near the Hudson River. Public accessibility has increased with opening of the Four-Mile Point Preserve.

Public Recognition

The Vosburgh Swamp is known for its wildlife values and attracts bird watchers from around the Northeast. Four Mile Point is well known to boaters. Otherwise the subunit is known primarily by local residents, particularly hunters. NY Route 385 is a designated Scenic Road under Article 49 of the Environmental Conservation Law, and the Vosburgh Swamp subunit is visible from the highway. The Scenic Hudson Land Trust, Inc. recently purchased land on Four-Mile Point for a park open to the public.

Reason For Inclusion

The Vosburgh Swamp subunit is included in the Columbia-Greene North SASS because it is a distinctive landscape with a great variety of vegetation and a moderately varied landform. The texture and color of the marshland vegetation contrast with that of the wooded uplands. The historic structures also provide an element of contrast, although they are well integrated with the natural setting. The water elements of the Hudson River and the Vosburgh Swamp are dominant and unify the subunit. The subunit is publicly accessible from the Hudson River and NY Route 385 and visible from Route 385, the Hudson River and its eastern shore. NY Route 385 is a designated Scenic Road under Article 49 of the Environmental Conservation Law because of the views it provides, including views of the Vosburgh Swamp subunit. Public recognition is generally limited to local residents except for that segment of the public involved in bird watching and hunting. Public accessibility has increased with opening of the Four-Mile Point Preserve.

Athens-Coxsackie Farmland Subunit of the SASS

Location

The Athens-Coxsackie Farmland subunit is comprised of about 500 acres of land bordering NY Route 385. Its northern boundary is a common boundary with the Lampman Hill subunit, anchored at the intersection of Route 385 and Four Mile Point Road. The eastern boundary of the subunit is the common boundary with the Vosburgh Swamp subunit. The Village of Athens northern boundary constitutes the southern boundary of the subunit and the southern boundary of the SASS on the Greene County

side of the Hudson River. The subunit is located in the Towns of Athens and Coxsackie, Greene County. Consult the Columbia-Greene SASS map sheet number 3 for subunit boundaries.

Physical Character

The subunit is characterized by successional farmland on a low bluff overlooking Vosburgh Swamp and the Hudson River. The land slopes down from the highway to the Hudson, from an elevation of 100 to 150 feet, creating a moderate amount of topographic diversity. Vegetation is a mix of second growth deciduous forest, pasture, hayfield and scrub. The shoreline is moderately varied, consisting of small coves and bays and the marsh edges.

Cultural Character

The Athens-Coxsackie Farmland subunit has a rich cultural and historic heritage evident in traditional farmstead clusters and attractive vernacular architecture. The area has been occupied since prehistoric times. Robert Juet, crewman on Henry Hudson's Halfmoon, recorded in his diary having run aground on the flats and trading with the Indians. He describes the beauty of the landscape in his writings. In 1667 the Loonenburg Patent, which included lands in the southern portion of the subunit, was granted to Adrian Van Loon. The first house on the large farm was built to the south of the subunit in what is now the Village of Athens by Jan Van Loon in 1708. The land was then subdivided over the years. The early settlers of these fertile flat lands were farmers, many of whom had migrated from the Manor of Rensselaerwyck to the north.

The northern portion of the subunit lies in the Town of Coxsackie, which was founded in 1788. The Town of Coxsackie once extended south to Murderer's Creek in what is now the Village of Athens. The Town of Athens was founded in 1815 and incorporated the southern portion of the original area of Coxsackie.

The subunit was once traversed along its eastern edge by the Saratoga and Hudson River Railroad. Built by Cornelius Vanderbilt in 1867 to bring farm produce and other goods to Athens docks, it was dubbed the White Elephant Railroad nine years later when its docks and depot were destroyed by fire. Its abandoned right-of-way, sometimes atop a six-foot berm across open fields, is still visible.

The contrast of the farmsteads with their open, natural surroundings is blurred by recent residential development along the highway. A greenhouse, as well as cultivated clusters of trees belonging to a commercial nursery are located along NY Route 385. In general

the area seems to be in transition, with many abandoned fields and new homes in evidence. There is some evidence of neglect. Farming activities provide some ephemeral effects. Scattered new development contributes a moderate degree of discordance.

Views

The subunit overlooks Vosburgh Swamp and the Hudson River. Views from the subunit include partial vistas to the east of the Hudson with the Taconic Hills visible in the distance. Views to the west include the dramatic backdrop of the Catskill Mountains. The views extend from one to two miles in length and are 90 to 180 degrees in width. The varied landscape provides a pleasing variety of visual elements, organized around a pastoral theme. There exists a dynamic balance of elements in the view compositions, with the Catskills and Hudson River islands providing some focal points.

Public Accessibility

The subunit is primarily in private ownership. It is visible from the Hudson River and the subunits on the eastern shorelands as well as from NY Route 385. In the southern portion River Road provides access to the southern edge of the subunit, and the Hudson River provides access to its length. Its eastern edge along Vosburgh Swamp is visible from the Hudson River. The abandoned right-of-way of the White Elephant Railroad runs along the eastern boundary of the subunit and is used informally by local residents for hiking and snowmobiles.

Public Recognition

The subunit is not widely recognized by the public, although it constitutes the eastern foreground of the NY Route 385 viewshed. A portion of NY Route 385 is a designated Scenic Road under Article 49 of the Environmental Conservation Law.

Reason For Inclusion

The physical character of the subunit is its most dominant scenic attribute. The low bluffs and pastoral landscape of the Athens-Coxsackie Farmland subunit are highly visible from the Hudson River and its eastern shorelands as well as from NY Route 385, a designated Scenic Road under Article 49 of the Environmental Conservation Law. The subunit is accessible from the Hudson River and River Road. The subunit exhibits a moderate variety of topography and vegetation highly unified by the historic farming activities. The contrast among the landscape elements of broad fields, woodlands and

river is moderate. The composition and extent of views to the Catskills and Taconics is dramatic.

Stockport Creek Subunit of the SASS

The Stockport Creek subunit encompasses approximately 1,000 acres of eastern shoreland and the adjacent waters of the Hudson River. Its southern boundary is Gifford Parkway and the center of North Bay, the southern boundary of the SASS. The subunit extends north and east to include the corridors of Stockport Creek and Kinderhook Creek. Its western boundary is a common boundary with the Vosburgh Swamp subunit except south of the swamp where the western boundary is the mean high tide line on the eastern shore of Middle Ground Flats. Its eastern boundary is a common boundary with the CGN-28 Stottville Farms subunit. The subunit is located in the Towns of Greenport and Stockport, Columbia County, and in the Village of Athens, Greene County. Consult the Columbia-Greene North SASS map sheet number 3 for subunit boundaries.

Physical Character

The landform consists of steep ravines and bluffs from 75 to 150 feet high along the Hudson River and the Kinderhook and Stockport Creeks and their tributaries. Water dominates the landscape, the Hudson River varying in width from 1,000 to 4,000 feet. The shoreline of the Hudson is convoluted, consisting of wetlands, mudflats, coves and creek mouths. The Stockport Creek winds around islands and flats, and its water tumbles over falls and rocky platforms. In places the creek bluffs have sheer rock faces. The Stockport Creek, the second largest unobstructed tidal freshwater stream on the Hudson, receives the waters of the Kinderhook and other smaller creeks which drain the uplands to the north, east and west, and then empties into the Hudson in the northern portion of the subunit.

Cultural Character

The intrusions of civilization in this predominantly untouched natural area are few, being limited to the railroad along the shore of the Hudson, a few modest vernacular structures along the banks of the Stockport Creek and the tops of the bluffs, and the river traffic of commercial and recreational vessels. This belies the once-bustling nature of Stockport. Stockport was formed in 1833 from Stuyvesant, Ghent and Hudson and named after Stockport, England, the origin of James Wild, a prominent resident. Upstream on the Stockport Creek the waterfalls and remains of dams indicate former sites of the mills which once made Stockport a manufacturing community. The town even hosted an

academy dedicated to training workers for the mills. The hills around Stockport Creek were covered with vineyards during the 19th century.

The area of confluence of the Stockport Creek with the Hudson is reputed to be the site of the first visit in Columbia County by Henry Hudson's crewmen. They found in 1609 a prospering, friendly native community with a lodge, cornfields and granaries. Standing near the mouth of the creek on its northern bank is the Staats House, the second house built on the site after the original homestead was burned by the Indians in 1664 by order of the English. The creek mouth was included, along with what is now the City of Hudson, in the area called Claverack Landing. At that time Claverack extended from Kinderhook south to Livingston Manor. Major Abraham Staats, a fur trader and surgeon general for the Dutch West India Company, owned a farm on the north side of Stockport Creek which was originally farmed by a tenant. In 1667 Major Staats received a patent for the land from the English. The existing house was built in the mid-17th century and was occupied by the Staats family until late in the 18th century.

Today the subunit is primarily in a natural state. Except for some structures along the Stockport Creek, the subunit is generally well maintained. With few discordant features to mar the scene, the symbolic value of the subunit as a pristine natural area is very strong. Ephemeral effects of wildlife, river traffic, sunsets and passing trains serve to reinforce the area's natural tranquility.

Views

The subunit has wide, full views of the Hudson, up to 180 degrees in breadth. They are of moderate length, extending one to three miles up and downstream. The variety and dynamic balance of the landscape's visual elements, together with the background provided by the unspoiled west shore of the Hudson and the distant looming Catskills to the southwest, yield many unique and outstanding compositions. Several small wooded islands and navigational lights on the river provide focal points within the viewshed.

Along the Stockport Creek the views are of a meandering water body with tumbling waterfalls and sheer cliffs. The perspective is narrow and intimate, except at the mouth of the creek where the water surface broadens and encircles islands and the footings of the railroad bridge. Rowboats tied along the shore are the only reminders of man's presence in the surrounding area.

Public Accessibility

The subunit is accessible to the public via County Route 22, also known as Station Road, which runs along the north shore of Stockport Creek west of NY Route 9. East of Route 9 the road runs along the top of the southern creek bank. The Hudson River shorelands and lower creek are accessible from the Hudson River, but the railroad tracks limit landing areas. At the end of Station Road on the shores of the Hudson and Stockport Creek are located a parking lot and boat ramp operated by the Hudson River Estuarine Sanctuary and Research Reserve which provides boating access to both the Hudson and the creek. The parking lot also provides visual access to the shoreline and lower creek.

The Estuarine Sanctuary and Research Reserve conducts educational program tours of the area during all seasons of the year. In addition, 200 acres of waterfront property in the southern portion of the subunit, including Priming Hook and North Bay wetlands and upland, have been purchased by the Columbia Land Conservancy and the Open Space Institute to create the Greenport Hudson River Conservation Area, which extends east into the Stottville Farms subunit. Public access will increase when this property is opened to the public.

The subunit is visible from the Hudson River and the railroad trains on the eastern shore. It also constitutes the middle ground in views from the west shore of the river, including those from NY Route 385, a Scenic Road designated under Article 49 of the Environmental Conservation Law and located in the Athens-Coxsackie Farmland subunit.

Public Recognition

Public recognition of the subunit's scenic attributes is limited due to its secluded nature. The shorelands are well known to birders who travel to the area to observe the resident and migrating wildlife. The importance of the landscape has been recognized through the creation of the Greenport Hudson River Conservation Area.

Reason for Inclusion

The Stockport Creek subunit is included in the Columbia-Greene North SASS because it has an unusually varied shoreline and changing topography which are unified by the dominant water elements. The subunit is accessible to the public via local roads, the Hudson River and the Estuarine Sanctuary boat launch and is visible from local roads, passenger trains and from the Hudson River and its western shore. The subunit is recognized by hunters and birders for its abundant wildlife, as well as through the creation of the Greenport Hudson River Conservation Area. Except for the railroad

tracks and a few deteriorated structures, the subunit is generally free of discordant features.

Existing Land Use and Zoning

Existing Land Use Analysis

The following information was derived from an analysis of the real property tax data for the town and village. It details the various land uses in Athens and identifies important characteristics about land use trends. **See the Land Use by Property Class Map in Appendix A.**

Town of Athens Land Use Tables (Town-outside the Village)

Table 32: Town of Athens Property Classifications

Property Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	22	1,653.9	11.5%
Residential	1,082	5,675.8	39.5%
Commercial	26	290.8	2.0%
Industrial	4	107.9	0.8%
Recreation and Entertainment	14	203.4	1.4%
Community Services	12	26.3	0.2%
Public Services	5	376.4	2.6%
Wild, Forested, Conservation Lands and Public Parks	3	203.9	1.4%
Vacant Land	725	5,713.8	39.7%
Unknown	27	128.2	0.9%
Grand Total	1,920	14,380.5	100.0%

Figure 11: Town of Athens, Total Acres in Each Property Class

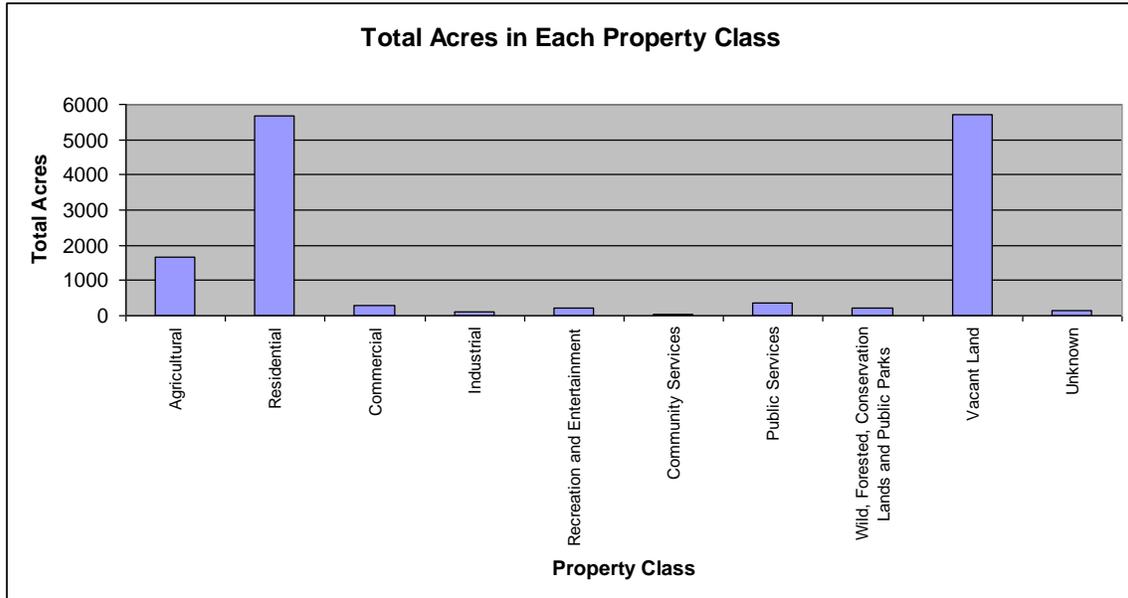


Table 33: Town of Athens Agricultural Sub Classifications

Agricultural Sub-class	Number of Parcels	Acres	Percent of Land Area
Crops	12	933.8	6.5%
Livestock	9	608.0	4.2%
Vacant Land	1	112.0	0.8%
Agricultural Total	22	1,653.9	11.5%

Figure 12: Town of Athens, Total Acres in Each Agricultural Sub Class

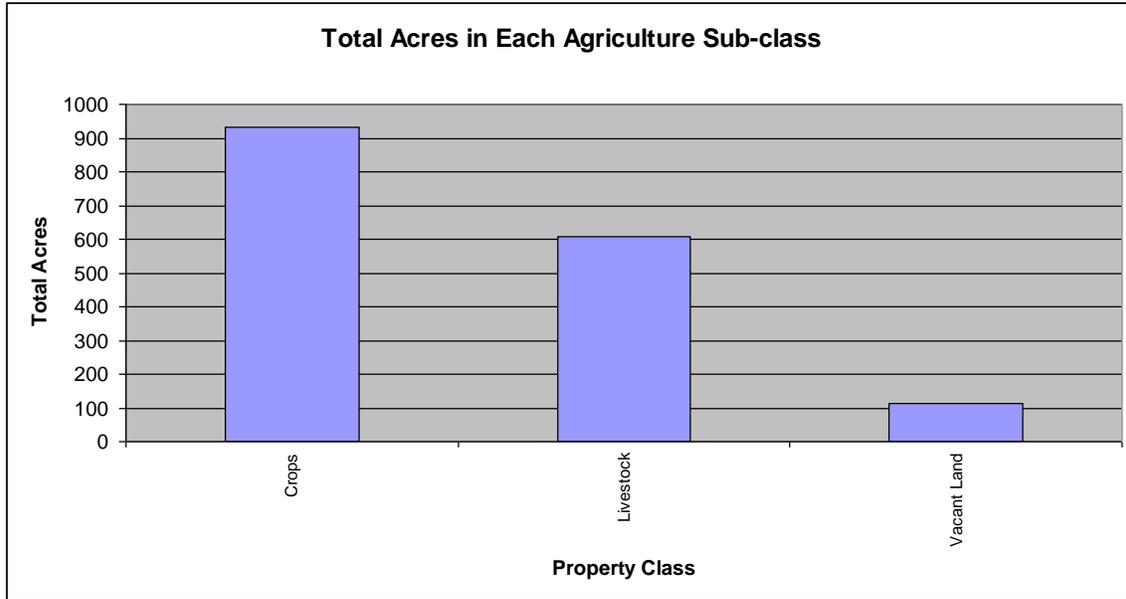


Table 34: Town of Athens Residential Sub Classifications

Residential Sub-class	Number of Parcels	Acres	Percent of Land Area
Apartment Condominium	4	35.5	0.2%
Mobile Home	105	783.9	5.5%
Multiple	14	180.2	1.3%
Rural Estate	31	1,124.5	7.8%
Seasonal	32	139.6	1.0%
Single Family	873	3,341.2	23.2%
Three Family	4	16.4	0.1%
Two Family	19	54.5	0.4%
Residential Total	1082	5,675.8	39.5%

Figure 13: Town of Athens, Total Acres in Each Residential Sub Class

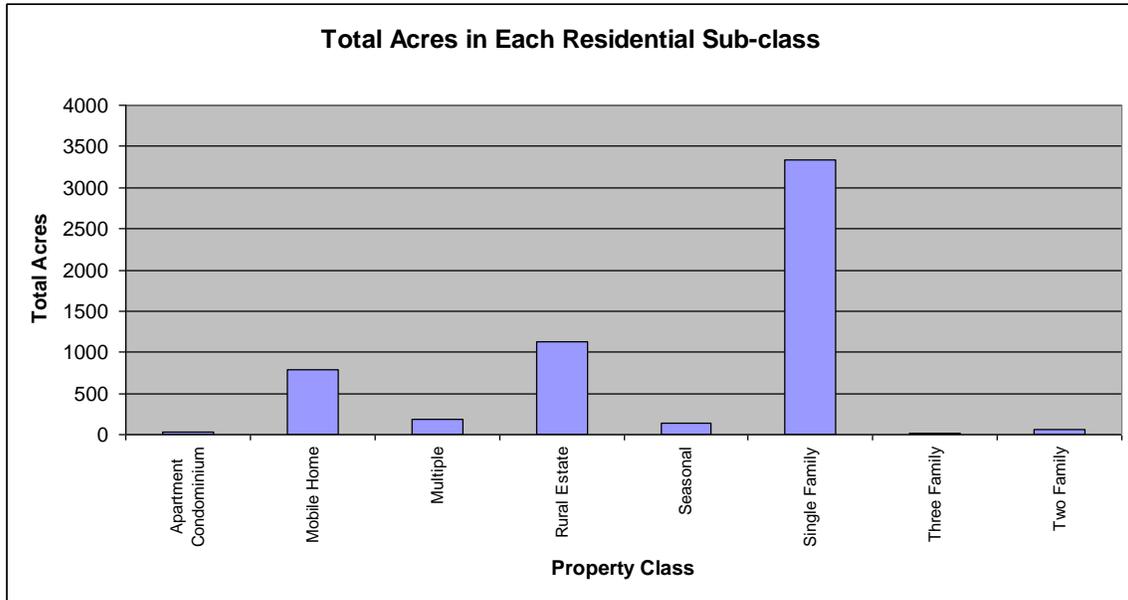


Table 35: Town of Athens Commercial Sub Classifications

Commercial Sub-class	Number of Parcels	Acres	Percent of Land Area
Auto	9	18.9	0.1%
Dining	2	5.4	0.0%
Kennel	1	13.8	0.1%
Lodging	4	186.2	1.3%
Multipurpose	3	9.9	0.1%
Office	1	3.6	0.0%
Storage and Distribution	6	53.1	0.4%
Commercial Total	26	290.8	2.0%

Figure 14: Town of Athens, Total Acres in Each Commercial Sub Class



Table 36: Town of Athens Industrial Sub Classifications

Industrial Sub-class	Number of Parcels	Acres	Percent of Land Area
Manufacturing	2	76.5	0.5%
Mining	1	21.4	0.1%
Pipelines	1	10.0	0.1%
Industrial Total	4	107.9	0.8%

Table 37: Town of Athens Recreation and Entertainment Sub Classifications

Recreation and Entertainment Sub-class	Number of Parcels	Acres	Percent of Land Area
Camp Resort	4	174.3	1.2%
Park	7	20.7	0.1%
Sports	3	8.3	0.1%
Recreation and Entertainment Total	14	203.4	1.4%

Table 38: Town of Athens Community Services Sub Classifications

Community Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Cemetery	4	4.3	0.030%
Cultural and Recreation	2	11.9	0.083%
Government	2	4.1	0.028%
Protection	2	2.5	0.017%
Social Welfare	1	3.1	0.022%
Transportation	1	0.4	0.003%
Community Services Total	12	26.3	0.18%

Figure 15: Town of Athens, Total Acres in Each Community Service Sub Class

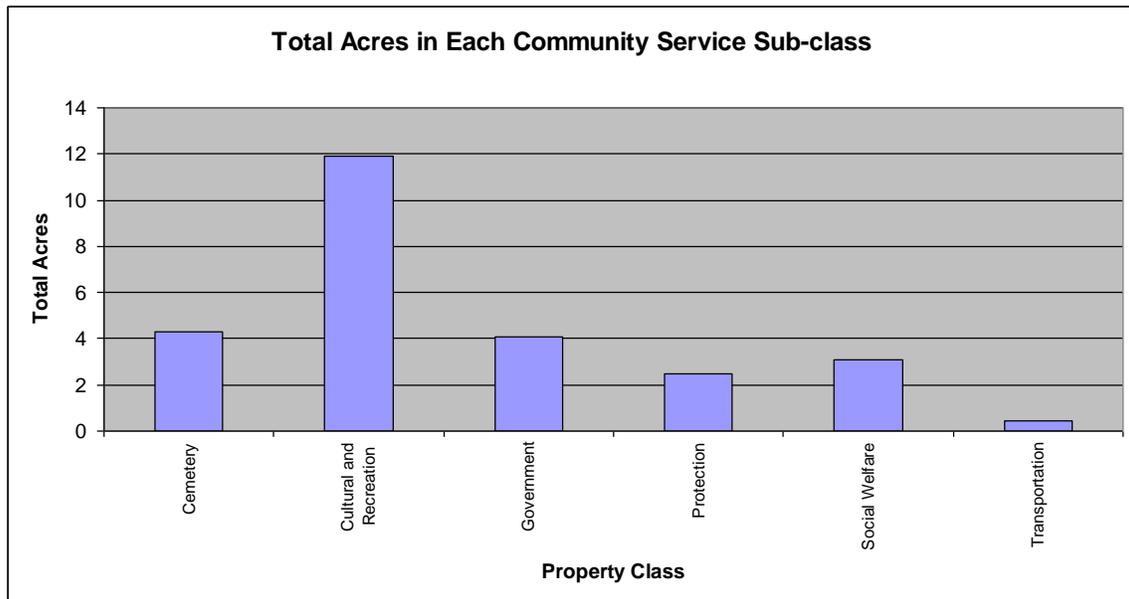


Table 39: Town of Athens Public Services Sub Classifications

Public Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Communication	1	0.5	0.0%
Electric and Gas	3	243.9	1.7%
Water	1	132.0	0.9%
Public Services Total	5	376.4	2.6%

Table 40: Town of Athens Wild, Forested, Conservation Lands & Public Parks Sub Classifications

Wild, Forested, Conservation Lands and Public Parks Sub-class	Number of Parcels	Acres	Percent of Land Area
Government Owned	1	79.1	0.6%
Private	2	124.8	0.9%
Wild, Forested, Conservation Lands and Public Parks Total	3	203.9	1.4%

Table 41: Town of Athens Vacant Land Sub Classifications

Vacant Land Sub-class	Number of Parcels	Acres	Percent of Land Area
Commercial	45	564.2	3.9%
Residential	677	4,962.1	34.5%
Waterfront	3	187.5	1.3%
Vacant Land Total	725	5,713.8	39.7%

Village of Athens Land Use Tables

Table 42: Village of Athens Property Classifications

Property Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	4	123.5	6.0%
Residential	671	662.5	32.2%
Commercial	33	129.4	6.3%
Industrial	3	6.9	0.3%
Recreation and Entertainment	11	49.7	2.4%
Community Services	18	56.4	2.7%
Public Services	6	32.9	1.6%
Wild, Forested, Conservation Lands and Public Parks	3	10.1	0.5%
Vacant Land	335	988.7	48.0%
Unknown			0.0%
Grand Total	1,084	2,060.2	100.0%

Figure 16: Village of Athens, Total Acres in Each Property Class

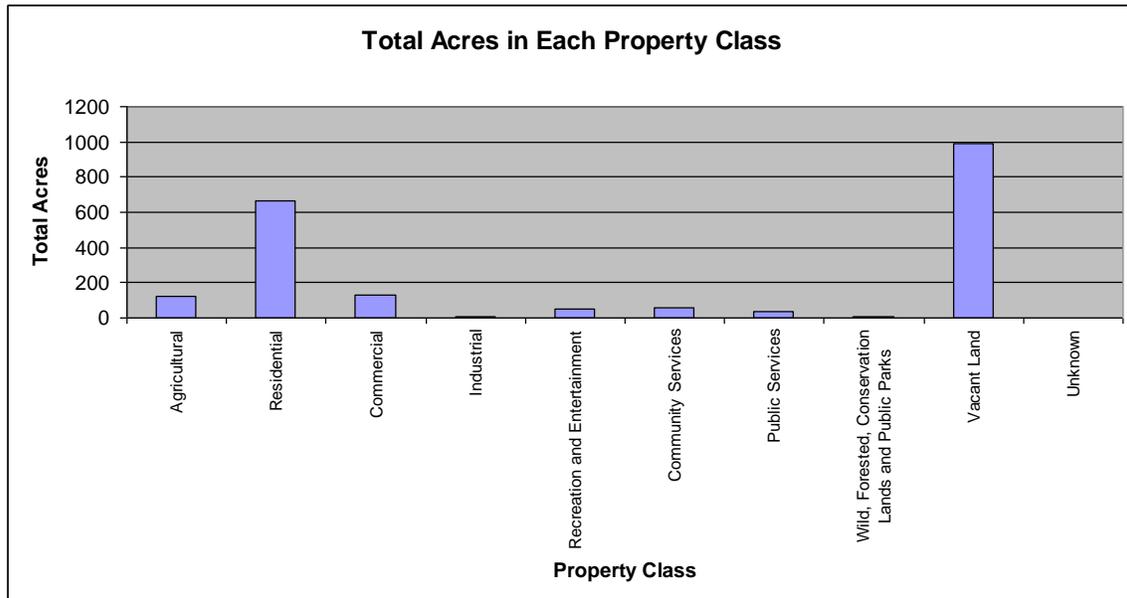


Table 43: Village of Athens Agricultural Sub Classifications

Agricultural Sub-class	Number of Parcels	Acres	Percent of Land Area
Crops	4	123.5	6.0%
Agricultural Total	4	123.5	6.0%

Table 44: Village of Athens Residential Sub Classifications

Residential Sub-class	Number of Parcels	Acres	Percent of Land Area
Apartment Condominium	12	3.8	0.2%
Mobile Home	21	62.2	3.0%
Multiple	4	5.3	0.3%
Rural Estate	1	16.7	0.8%
Seasonal	2	6.5	0.3%
Single Family	586	529.2	25.7%
Three Family	7	8.4	0.4%
Two Family	38	30.4	1.5%
Residential Total	671	662.5	32.2%

Figure 17: Village of Athens, Total Acres in Each Residential Sub Classification

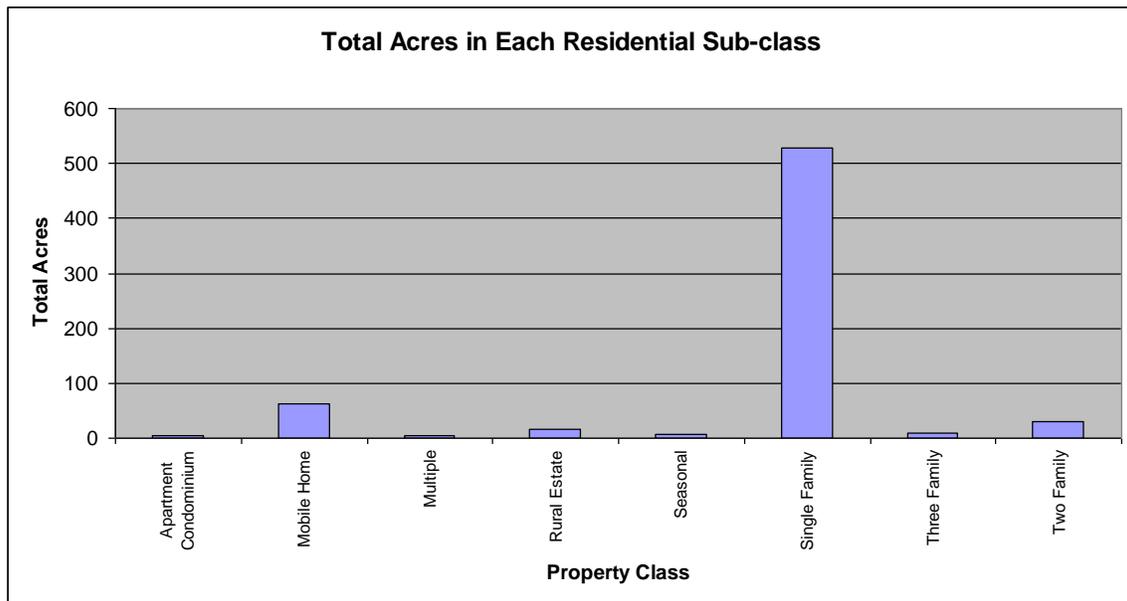


Table 45: Village of Athens Commercial Sub Classifications

Commercial Sub-class	Number of Parcels	Acres	Percent of Land Area
Auto	4	3.3	0.2%
Bank	1	0.1	0.0%
Dining	4	1.1	0.1%
Funeral Home	1	0.7	0.0%
Lodging	1	0.1	0.0%
Multipurpose	17	30.6	1.5%
Office	1	86.5	4.2%
Parking	1	0.4	0.0%
Retail	1	0.1	0.0%
Storage and Distribution	2	6.4	0.3%
Commercial Total	33	129.4	6.3%

Figure 18: Village of Athens, Total Acres in Each Commercial Sub Classification

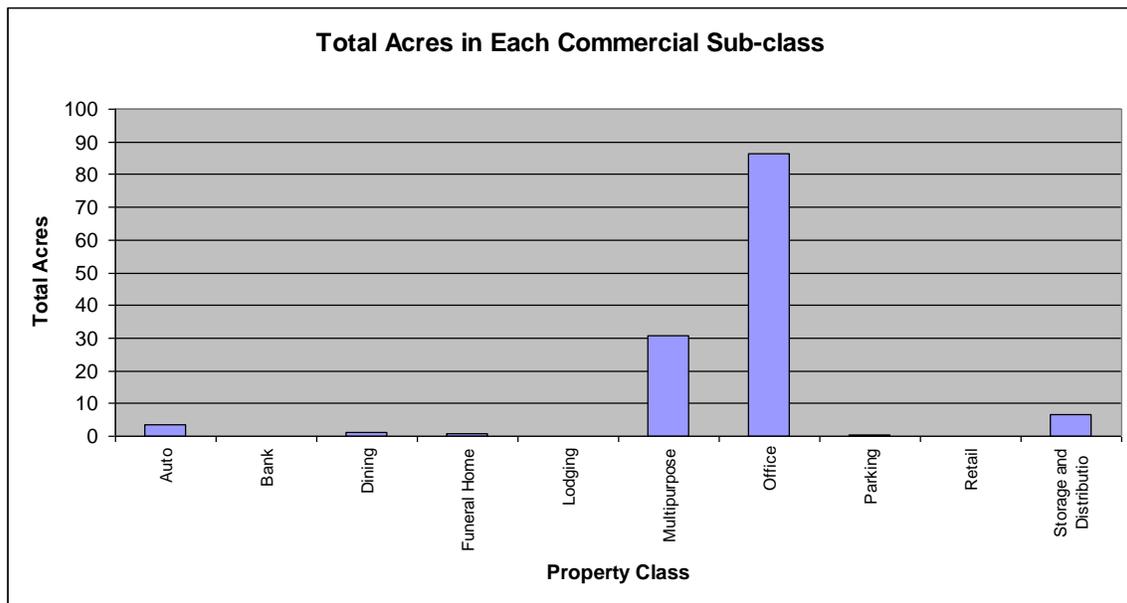


Table 46: Village of Athens Industrial Sub Classifications

Industrial Sub-class	Number of Parcels	Acres	Percent of Land Area
Manufacturing	3	6.9	0.3%
Industrial Total	3	6.9	0.3%

Table 47: Village of Athens Recreation and Entertainment Sub Classifications

Recreation and Entertainment Sub-class	Number of Parcels	Acres	Percent of Land Area
Camp Resort	2	6.4	0.3%
Park	6	40.0	1.9%
Social	2	1.3	0.1%
Sports	1	2.0	0.1%
Recreation and Entertainment Total	11	49.7	2.4%

Table 48: Village of Athens Community Services Sub Classifications

Community Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Cemetery	3	23.6	1.1%
Cultural and Recreation	1	0.2	0.0%
Educational	4	28.2	1.4%
Government	3	2.8	0.1%
Protection	2	0.1	0.0%
Religious	4	1.3	0.1%
Social Welfare	1	0.3	0.0%
Community Services Total	18	56.4	2.7%

Figure 19: Village of Athens, Total Acres in Each Community Services Sub Classification

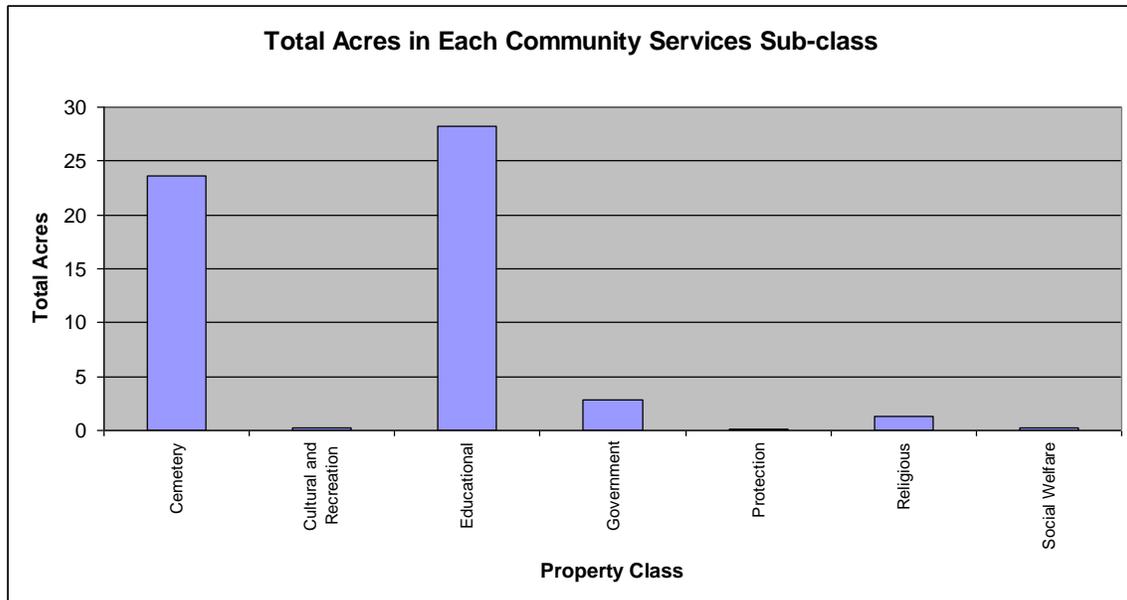


Table 49: Village of Athens Public Services Sub Classifications

Public Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Waste Disposal	4	20.1	1.0%
Water	2	12.8	0.6%
Public Services Total	6	32.9	1.6%

Table 50: Village of Athens Wild, Forested, Conservation Lands & Public Parks Sub Classifications

Wild, Forested, Conservation Lands and Public Parks Sub-class	Number of Parcels	Acres	Percent of Land Area
Public Park	3	10.1	0.5%
Wild, Forested, Conservation Lands and Public Parks Total	3	10.1	0.5%

Table 51: Village of Athens Vacant Land Sub Classifications

Vacant Land Sub-class	Number of Parcels	Acres	Percent of Land Area
Commercial	7	79.4	3.9%
Residential	327	846.1	41.1%
Waterfront	1	63.2	3.1%
Vacant Land Total	335	988.7	48.0%

Land Use Regulations

The following charts list the various land use regulations for the Town and Village of Athens. **See the Town and Village Zoning Maps in Appendix A.**

Village of Athens Regulations

Table 52: Village of Athens Regulations

Ordinance / Code / Resolution	Adopted / Updated
Zoning (no comprehensive plan)	1982/1994
Subdivision	1972
Site Plan Review	1994
Major Development Review Fee	None
Building Code	Adopted NYS Code
Mobile Homes	1968
Unsafe Buildings	1990
Historic Districts (no design guidelines)	1982/1993
Street & Sidewalk Standards	None
Telecommunications Towers	None
Signage Control	1993
Property Maintenance Standards	None
Junkyard Control	1993
Dump Control	1967/1968/1976/1977
Abandoned Vehicle Control	1976/1993
Adult Uses	None
Noise	None
Dog Control	1972/1976/1977
Approved Local Waterfront Revitalization Program	1994

Town of Athens Regulations

Table 53: Town of Athens Regulations

Ordinance / Code / Resolution	Adopted / Updated
Zoning (master plan adopted early 1970's)	1988 / 2005
Subdivision	1988 / 2005
Site Plan Review	Under Zoning Code, updated 2003
Major Development Review Fee	2003 / 2005
Building Code	2005
Mobile Homes	1969 / 2000
Unsafe Buildings	2003 / 2005
Historic Districts	None
Street & Sidewalk Standards	1990 / 2005
Telecommunications Towers	1998
Signage Control	Under Zoning Code
Property Maintenance Standards	None
Junkyard Control	2005
Abandoned Vehicle Control	2005
Adult Uses	2005
Noise	None- recent consideration
Dog Control	2001 /
Approved Local Waterfront Revitalization Program	None – past consideration

Historical and Cultural Resources

Historic Resources

New York State's Office of Parks, Recreation and Historic Preservation indicates several sites on both National and State Historic Registers in the communities of Athens: West Athens Hill Site (Town), Newkirk Homestead (Town), Hudson/Athens Lighthouse (Village), Stranahan-DelVecchio House (Village), Albertus Van Loon House (Village), and the Zion Lutheran Church (Village).

The Hudson Athens Lighthouse is located near the middle of the Hudson River near the southeast edge of the village border. It is open to the public on a limited basis, through summer cruises run by the Hudson-Athens Lighthouse Preservation Society. This organization also works to maintain and rehabilitate the structure.

In the Village, the Stewart House B&B, the Brooks Opera House, the Jan Van Loon House (which is being restored as an interpretive center), the Black Rock Native American flint quarry and the Northup House site on Route 385, are also identified as locally significant historic properties. In the town the site of the Black Horse Inn (prop. Isaac Hallenbeck) on Route 9W, the Native American encampment area off Route 9W and north of the Leeds-Athens turnpike were indicated as additional historic sites with local significance.

The Athens Lower Village Historic District and Brick Row Historic District in the village are also on the National and State Registers. According to the National Register nomination, the Lower Village Historic District, "reflects the architectural and historical growth of the small Hudson River community of Athens. Within the district are excellent examples of residential, ecclesiastical, and commercial architecture which vividly portray the village's growth from the beginning of the nineteenth, through the twentieth century. These structures reflect the community's Dutch heritage as well as a strong river-based economy that included a shipyard along with pottery and brick manufacturing." **See the Historic Sites Map in Appendix A.**

The Brick Row district contains a group of thirty historic row houses built in 1864 to house workers of the Saratoga and Hudson River Railroad, built by Daniel Drew and Cornelius Vanderbilt. It remains the only evidence of Athens once bustling role as the water terminus of this rail line, which ferried goods between Schenectady and the Hudson River. The route allowed freight to bypass delays at Albany arising from the number of canal locks and the amount of shipping traffic. Before the terminal and docks burned in 1876, the volume of freight handled rivaled that of Albany. Following the demise of the railroad, Brick Row became an immigrant settlement of primarily Italian descent.

Places of Worship

Village

First Reformed Church, North Church Street
Federated Church, North Franklin Street
Saint Patrick's Roman Catholic Church, North Washington Street
Zion Evangelical Lutheran Church, North Washington Street
Church At Athens Family Praise, North Washington Street

Town

High Hill United Methodist, Schoharie Turnpike

Cemeteries

The Mount Hope Cemetery and Athens Rural Cemetery are both located in the village adjacent to the intersection of Market and North Church Streets. The Mount Hope Cemetery dates to the revolutionary era. The Colleburgh/Limestreet Cemetery located on Green Lake Road just north of the Schoharie Turnpike is still active. Historic or family graveyards in Athens include: the Van Hoesen/Van Valkenburg Family Cemetery, the Rushmore Family Cemetery, the Mackey Family Plot, the Sleepy Hollow Cemetery, and the Van Loan Family Burying Ground.

Cultural Events / Resources

The village hosts the Athens Street Festival in July, attracting about 10,000 people to the downtown. The village also hosts Friday night music festivals during the summer at Riverfront Park drawing about 100 people each night.

The Athens Community Center is a turn of the century era elementary school, which now houses Town and Village municipal offices, courts, and police department. The attached gym is often used by aerobics groups, for youth sports practice, by bands, and for the occasional birthday parties.

The Athens Museum is a one-room collection of images, artifacts, and documents of community life and industry primarily during the 1800's. Located on the 2nd floor of the community center, it is open upon request to groups or during special community events. The Town Historian administers the museum.

The Athens Cultural Center on Second Street, is a village owned building being used by a not for profit group which organizes art shows, cultural enrichment classes, etc. The building was once the local Athens Generating Co. headquarters. The upper floor needs restoration.

The D.R. Evert Library is located on 2nd Street in the village. It became its own district last year, and is part of the Mid-Hudson Library system.

Appendix A

Maps

The following Geographic Information System (GIS) maps have been created to accompany the Comprehensive Plan and other Supplementary Reports found in Volume III.

Comprehensive Plan Maps

- 1-Surrounding Area
- 2-General Base Map
- 3-Aerial Photographs 2001
- 4-Current Town Zoning Districts
- 5-Current Village Zoning Districts
- 6-Property Class
- 7a-Future Land Use-Conceptual Zoning, Town
- 7b-Future Land Use-Conceptual Zoning, Village
- 7c-Future Land Use-Conceptual Zoning, Village Waterfront
- 7d-Future Land Use-Conceptual Zoning, Town Overlays
- 7e-Future Land Use-Conceptual Zoning, Village Overlays
- 8-Municipally Owned Properties
- 9-Historic Sites
- 10-Recreation and Tourism
- 11-Public Water Sewer
- 12-Fire Districts
- 13-School Districts
- 14-Topography
- 15-Bedrock Geology
- 16-Steep Slopes
- 17-Habitat Overlays
- 18-Habitat Predictions
- 19-Water, Wetlands, Wet Soils
- 20-Flood Hazards
- 21-Coastal Zone
- 22-Environmental Constraints

23-Agriculture and Farmland

24-Empire Zone

Build-Out Analysis Maps

BO3a-Fully Build Parcels, Town

BO3b-Fully Build Parcels, Village

BO5a-Environmental Constraints, Town

BO5b-Environmental Constraints, Village

BO7a-Buildable Area, Town

BO7b-Buildable Area, Village

BO9a-Build-out Results, Town

BO9b-Build-out Results, Village

9W Corridor Study Maps

CS1-Route 9W Corridor Regional Location

CS2-Route 9W Corridor Aerial Photographs

CS3-Route 9W Corridor Property Class

CS4-Route 9W Corridor Current Zoning

CS5-Route 9W Corridor Environmental Constraints

CS6-Route 9W Corridor Conceptual Zoning

Appendix B

Community Survey and Full Survey Results

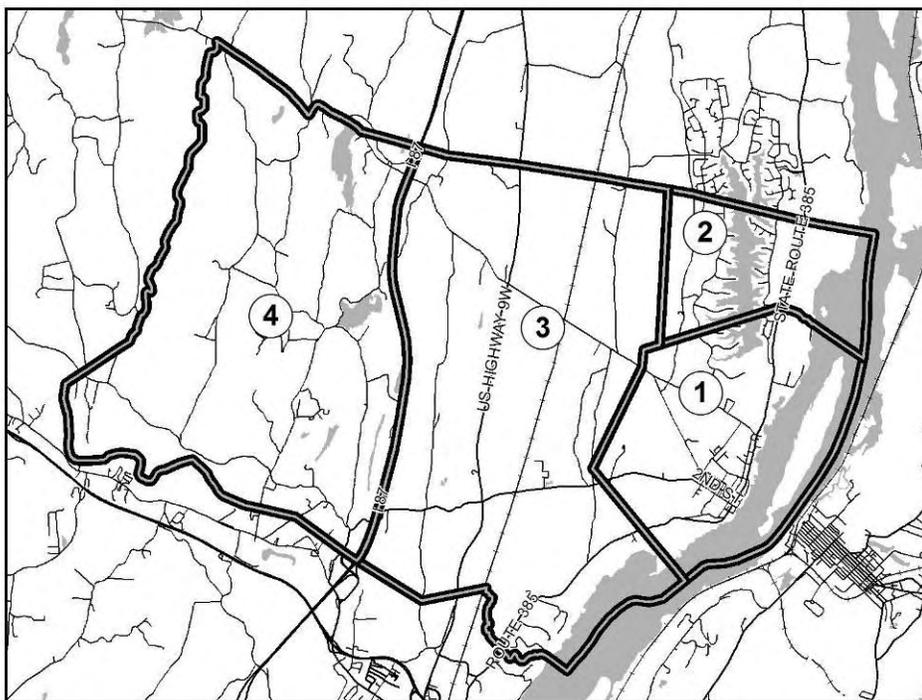
Community Survey Questionnaire

Please place an "X" in the appropriate box or write your answer in the space provided.
If you are unable to answer a question, please leave it blank.

1. Where in Athens do you live?

Please choose a number from the map below 1 2 3 4

I do not live in Athens, but I own land in the Town or Village (if you checked this box, please proceed to question #5)



2. How many years have you lived in Athens? _____

3. Do you live in Athens full-time or part-time? Full-time Part-time

Appendix B

12. How important are the following for you and your family to have in Athens?

(Please check only one box per line, below)	Important	Not Important	No Opinion
Affordable housing for first time home buyers	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Additional commercial development	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Affordable housing for renters	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Affordable housing for seniors	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Cable television	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Cultural activities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Day care	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Educational facilities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Enhanced tourism	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Farms and farmland	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Forestlands/Wildlife habitats	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Garbage Removal	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
High speed internet connection	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Historic character	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Historical sites, structures, cemeteries	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Limits on new residential density	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Litter Control	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Local job availability	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Locally-owned/ operated businesses	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
More residential density	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Open spaces	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Opportunity for community involvement	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Parks and playgrounds	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Provide water and sewer service	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Public access to open space	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Public safety	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Public transportation	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Recreational opportunities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Rural aesthetic character	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Scenic views and landscapes	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Sensitive environmental sites protected	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Services for senior citizens	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Small hobby farms/recreational farms	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Streams, ponds and wetlands	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Well water quality	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>

Appendix B

Well water quantity	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Youth Activities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Other: ()	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>

13. From the above list in Question 12, please list, by number, the five that are most important to you: _____

14. Many communities are looking to consolidate services between municipalities as a cost saving measure. How do you feel about the possibility of consolidating services between the Town and Village?

Agree Disagree No Opinion

Share more services between Town & Village:

14a. If you answered “Agree” above, do agree or disagree with consolidating the following services?

	Agree	Disagree	No Opinion
<u>police</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>fire protection</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>highway maintenance</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>building/' zoning code enforcement</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>planning board activities</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>zoning board of appeals activities</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>government boards</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>property tax assessment</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Other ()</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14b. How do you feel about more reliance on County Services?
 Rely More Rely Less No Opinion

14c. How do you feel about having a joint or separate Village/Town Municipal Building?
 Joint Separate

14d. If you answered “joint” to 14c, do you feel that we should renovate the old, or build a new municipal building? Build New Renovate Old

Appendix B

15. If you are interested in seeing more industrial development in Athens, what would you like to see, and where would you locate it?

1 I am not interested in more industrial development anywhere.

2 I am interested in seeing the following industrial uses developed in Athens:

technology manufacturing distribution

light industry heavy industry

16. Are you interested in seeing any of the following recreation uses developed or expanded in Athens?

Recreational Uses	Strong Interest	Some Interest	Oppose	No Opinion
Athletic Fields (baseball, softball, soccer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultural activities (music, theater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dog Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golfing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horse trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ice skating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds with equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public picnic areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public swimming pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizen center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snowmobiling trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervised recreational activities for senior adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/running path	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appendix B

17. Which of the following economic/commercial businesses would you personally support?

Business or Service	Level of Need				Preferred Location		
	Strong Need	Some Need	No Need	No Opinion	Village	Town	Route 9W
Additional Restaurants (no drive through)							
Additional Restaurants (with drive through)							
Antique Shop							
Appliance/Electronics Store							
Bakery							
Book Store							
Bowling Alley							
Clothing Stores							
Convenience Store							
Day Spa							
Drug Store							
Dry Cleaner							
Fabric/Craft Store							
Garden Center/Nursery							
Grocery store							
Health Food Store							
Home Improvement Center							
Industrial development							
Large Scale/Big Box Store							
Mall style business development							
Medical/Dental Offices							
Mini-Storage Units							
Movie Theater							
Music Store							
Plaza style businesses							
Sporting Goods Store							
Other ()							

18. What could be done in the downtown to encourage you to spend more of your time there? (Check all that apply)

- More Retail Uses More Restaurants More Recreational, Cultural
Events & Activities Enhanced Street Beautification More Services
 More Parking
 Other _____

19. What 3 things do you like the most about the Town of Athens?

1. _____
2. _____
3. _____

20. What 3 things do you like the most about the Village of Athens?

1. _____
2. _____
3. _____

21. What 3 things do you like the least about the Town of Athens?

1. _____
2. _____
3. _____

22. What 3 things do you like the least about the Village of Athens?

1. _____
2. _____
3. _____

23. What three words would you use to describe the type of place Athens could be in 20 years?

1. _____
2. _____
3. _____

24. Do you want to see the riverfront developed? Yes No

25. If yes, what kind of development do you want to see? (Check all that you prefer)

- Residential Commercial Industrial Mix of Residential and
Commercial Recreation

Athens Survey Results						Surveys Returned - 489		
1. Where in Athens do you live?		Area 1 - Village	Area 2 - Town North of Village	Area 3 - Town East of I87	Area 4 - Town West of I87	Do not live in Athens	Completed Answers (out of 489)	Percent Answered (out of 489)
	Number of Responses	172	69	82	76	34	433	89%
	Percent of Completed Answers	39.7%	15.9%	18.9%	17.6%	7.9%		
2. How many years have you lived in Athens?		5 or less	6 to 10	11 to 15	16 to 20	21 to 25	Completed Answers (out of 489)	Percent Answered (out of 489)
	Number of Responses	77	50	48	49	27	408	84%
	Percent of Completed Answers	18.8%	12.2%	11.7%	12.0%	6.6%		
		26 to 30	31 to 35	36 to 40	40 to 45	45 to 50		
	Number of Responses	32	30	14	12	15		
	Percent of Completed Answers	7.8%	7.3%	3.4%	2.9%	3.7%		
		51 to 55	56 to 60	61 to 65	66 to 70	71 to 75		
	Number of Responses	15	14	3	6	6		
	Percent of Completed Answers	3.7%	3.4%	0.7%	1.5%	1.5%		
		76 to 80	81 to 85	More than 85	Average			
Number of Responses	5	5	0	24.4				
Percent of Completed Answers	1.2%	1.2%	0.0%					
3. Do you live in Athens full-time or part-time?		Full-time	Part-time				Completed Answers (out of 489)	Percent Answered (out of 489)
	Number of Responses	343	82				425	87%
	Percent of Completed Answers	80.7%	19.3%					
4. Do you own or rent your home?		Own	Rent				Completed Answers (out of 489)	Percent Answered (out of 489)
	Number of Responses	428	3				431	88%
	Percent of Completed Answers	99.3%	0.7%					
5. What is your age?		Average Age					Completed Answers (out of 489)	Percent Answered (out of 489)
		57.1					444	91%
6. Looking back 5 years, is the quality of life in Athens generally improved, the same, or worse?		Better	Worse	Still the same	No opinion		Completed Answers (out of 489)	Percent Answered (out of 489)
	Number of Responses	123	48	229	65		465	95%
	Percent of Completed Answers	26.5%	10.3%	49.2%	14.0%			

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7. Are additional affordable housing opportunities needed in the community?	Yes	No	Undecided	Completed Answers (out of 489)	Percent Answered (out of 489)		
Number of Responses	163	160	145	468	96%		
Percent of Completed Answers	34.8%	34.2%	31.0%				
8. If you answered yes to #7, how would you like to see affordable housing provided?	Accessory Dwelling Units such as in-law apartments	Additional Apartment Complexes	Moderately Priced Dwelling	Townhouses	Condo-miniums	Number of items checked	(multiple checks per responder)
Number of Responses	33	64	113	39	24	273	
Percent of Completed Answers	12.1%	23.4%	41.4%	14.3%	8.8%		
How satisfied are you with your local government?	Satisfied	Not satisfied	No opinion	Completed Answers (out of 489)	Percent Answered (out of 489)		
Hours of operation (town/village hall)	319 68.5%	42 9.0%	105 22.5%	466	95%		
Responsiveness to resident's concerns	206 45.9%	98 21.8%	145 32.3%	449	92%		
Accessibility and communication with officials	267 58.2%	59 12.9%	133 29.0%	459	94%		
Accessibility to public records	213 46.5%	33 7.2%	212 46.3%	458	94%		
Rescue Squad/Ambulance	255 55.7%	31 6.8%	172 37.6%	458	94%		
Fire Protection	338 72.8%	16 3.4%	110 23.7%	464	95%		
Police/Law Enforcement	241 52.7%	95 20.8%	121 26.5%	457	93%		
Recycling	237 52.0%	92 20.2%	127 27.9%	456	93%		
Road Maintenance/snow removal	328 70.2%	80 17.1%	59 12.6%	467	96%		
Code Enforcement and permitting	201 44.0%	112 24.5%	144 31.5%	457	93%		
Zoning	149 33.4%	109 24.4%	188 42.2%	446	91%		
Other	9 8.2%	33 30.0%	68 61.8%	110	22%		

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10. Beyond the basic services you expect to be provided, would you be in favor of spending public funding to accomplish any of the following, and if so, to what extent?	Yes, Spend more money even if taxes go up	Yes, Spend more money only if taxes are not raised	Spend same amount as now	Spend less than now	11. Number of Times Chosen as most important:	Completed Answers (out of 489)	Percent Answered (out of 489)
1. Protect open spaces	90 20.7%	151 34.7%	144 33.1%	50 11.5%	92	435	89%
2. Protect working farms and farmlands	93 21.0%	177 40.0%	134 30.2%	39 8.8%	99	443	91%
3. Further develop Riverfront Park	103 23.2%	188 42.3%	106 23.9%	47 10.6%	91	444	91%
4. Develop waterfront access and recreation opportunities	104 23.0%	201 44.4%	110 24.3%	38 8.4%	100	453	93%
5. Protect historic buildings and sites	81 17.8%	183 40.1%	147 32.2%	45 9.9%	100	456	93%
6. Protect scenic landscapes	77 17.0%	202 44.7%	138 30.5%	35 7.7%	91	452	92%
7. Protect sensitive environmental sites	86 19.4%	180 40.5%	142 32.0%	36 8.1%	82	444	91%
8. Provide for public water and sewers	106 24.3%	154 35.3%	135 31.0%	41 9.4%	101	436	89%
9. Convert empty buildings into commercial space	57 13.2%	210 48.7%	111 25.8%	53 12.3%	75	431	88%
10. Expand economic development activities	71 16.6%	197 46.1%	116 27.2%	43 10.1%	81	427	87%
11. Sidewalks, curbs, signs, and similar infrastructure	58 13.1%	176 39.8%	171 38.7%	37 8.4%	54	442	90%
12. Street beautification	54 12.2%	186 42.0%	162 36.6%	41 9.3%	52	443	91%
13. Downtown revitalization	94 21.5%	185 42.2%	119 27.2%	40 9.1%	118	438	90%
14. Create a micro-enterprise assistance program to help small businesses	60 13.9%	188 43.4%	129 29.8%	56 12.9%	48	433	89%
15. Create an industrial park	43 10.4%	133 32.0%	116 28.0%	123 29.6%	61	415	85%
16. Create a Housing Rehabilitation program	44 10.6%	154 36.9%	129 30.9%	90 21.6%	41	417	85%
17. Helping provide affordable housing for: Senior citizens	73 16.5%	199 44.9%	139 31.4%	32 7.2%	86	443	91%
18. Helping provide affordable housing for: First time home buyers	28 6.5%	153 35.7%	179 41.7%	69 16.1%	29	429	88%
19. Helping provide affordable housing for: Renters	11 2.6%	104 25.0%	189 45.4%	112 26.9%	14	416	85%

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20. Local Police and Emergency Services	100 22.6%	163 36.8%	147 33.2%	33 7.4%	129	443	91%
21. Provide Added Senior Services	56 12.9%	188 43.3%	156 35.9%	34 7.8%	60	434	89%
22. New Town Hall	44 10.3%	125 29.1%	121 28.2%	139 32.4%	37	429	88%
23. Other:	22 31.4%	17 24.3%	17 24.3%	14 20.0%	19	70	14%
12. How important are the following for you and your family to have in Athens?					13. Number of Times Chosen as most important:	Completed Answers (out of 489)	Percent Answered (out of 489)
	Important	Not Important	No Opinion				
1. Affordable housing for first time home buyers	167 37.1%	194 43.1%	89 19.8%		44	450	92%
2. Additional commercial development	227 50.4%	161 35.8%	62 13.8%		57	450	92%
3. Affordable housing for renters	138 31.0%	229 51.5%	78 17.5%		35	445	91%
4. Affordable housing for seniors	292 64.6%	112 24.8%	48 10.6%		80	452	92%
5. Cable television	223 49.8%	183 40.8%	42 9.4%		40	448	92%
6. Cultural activities	262 58.5%	130 29.0%	56 12.5%		24	448	92%
7. Day care	146 33.3%	196 44.6%	97 22.1%		16	439	90%
8. Educational facilities	294 66.4%	94 21.2%	55 12.4%		48	443	91%
9. Enhanced tourism	196 44.6%	189 43.1%	54 12.3%		18	439	90%
10. Farms and farmland	296 65.9%	95 21.2%	58 12.9%		40	449	92%
11. Forestlands/Wildlife habitats	328 73.4%	70 15.7%	49 11.0%		52	447	91%
12. Garbage Removal	257 57.5%	128 28.6%	62 13.9%		30	447	91%
13. High speed internet connection	237 52.9%	140 31.3%	71 15.8%		28	448	92%
14. Historic character	300 66.7%	96 21.3%	54 12.0%		55	450	92%
15. Historical sites, structures, cemeteries	311 70.4%	78 17.6%	53 12.0%		33	442	90%

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16. Limits on new residential density	313 70.7%	75 16.9%	55 12.4%	59	443	91%
17. Litter Control	365 82.0%	42 9.4%	38 8.5%	22	445	91%
18. Local job availability	314 70.4%	86 19.3%	46 10.3%	39	446	91%
19. Locally-owned/ operated businesses	334 75.7%	70 15.9%	37 8.4%	41	441	90%
20. More residential density	84 19.6%	271 63.2%	74 17.2%	9	429	88%
21. Open spaces	291 66.7%	80 18.3%	65 14.9%	19	436	89%
22. Opportunity for community involvement	286 65.4%	92 21.1%	59 13.5%	12	437	89%
23. Parks and playgrounds	300 67.6%	85 19.1%	59 13.3%	30	444	91%
24. Provide water and sewer service	296 66.2%	96 21.5%	55 12.3%	38	447	91%
25. Public access to open space	277 63.7%	92 21.1%	66 15.2%	9	435	89%
26. Public safety	392 87.5%	37 8.3%	19 4.2%	46	448	92%
27. Public transportation	181 41.3%	195 44.5%	62 14.2%	15	438	90%
28. Recreational opportunities	283 63.7%	102 23.0%	59 13.3%	18	444	91%
29. Rural aesthetic character	300 68.6%	77 17.6%	60 13.7%	31	437	89%
30. Scenic views and landscapes	334 74.7%	73 16.3%	40 8.9%	25	447	91%
31. Sensitive environmental sites protected	329 73.8%	69 15.5%	48 10.8%	24	446	91%
32. Services for senior citizens	310 69.8%	87 19.6%	47 10.6%	22	444	91%
33. Small hobby farms/recreational farms	192 44.0%	157 36.0%	87 20.0%	15	436	89%
34. Streams, ponds and wetlands	343 76.7%	55 12.3%	49 11.0%	18	447	91%
35. Well water quality	325 72.5%	71 15.8%	52 11.6%	25	448	92%
36. Well water quantity	295 67.4%	81 18.5%	62 14.2%	13	438	90%
37. Youth Activities	304 68.3%	85 19.1%	56 12.6%	20	445	91%
38. Other:	38 56.7%	10 14.9%	19 28.4%	10	67	14%
38. Other, Text					33	7%

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14. Many communities are looking to consolidate services between municipalities as a cost saving measure. How do you feel about the possibility of consolidating services between the Town and Village?	Agree	Disagree	No opinion	Completed Answers (out of 489)	Percent Answered (out of 489)
Number of Responses	380	35	45	460	94%
Percent of Completed Answers	82.6%	7.6%	9.8%		
14 a. If you answered "Agree" above, do agree or disagree with consolidating the following services?	Agree	Disagree	No opinion	Completed Answers (out of 489)	Percent Answered (out of 489)
Police	328 85.0%	44 11.4%	14 3.6%	386	79%
Fire Protection	324 83.9%	51 13.2%	11 2.8%	386	79%
Highway Maintenance	349 89.7%	30 7.7%	10 2.6%	389	80%
Building/Zoning code enforcement	303 79.5%	49 12.9%	29 7.6%	381	78%
Planning Board activities	300 77.7%	56 14.5%	30 7.8%	386	79%
Zoning Board of Appeals activities	295 77.4%	55 14.4%	31 8.1%	381	78%
Government Boards	308 80.6%	45 11.8%	29 7.6%	382	78%
Property tax assessment	302 79.1%	57 14.9%	23 6.0%	382	78%
Other	40 72.7%	3 5.5%	12 21.8%	55	11%
14 b. How do you feel about more reliance on County Services?	Rely more	Rely less	No opinion	Completed Answers (out of 489)	Percent Answered (out of 489)
Number of Responses	210	68	166	444	91%
Percent of Completed Answers	47.3%	15.3%	37.4%		
14 c. How do you feel about having a joint or separate Village/Town Municipal Building?	Joint	Separate		Completed Answers (out of 489)	Percent Answered (out of 489)
Number of Responses	406	34		440	90%
Percent of Completed Answers	92.3%	7.7%			
14 d. If you answered "joint" to 14c, do you feel that we should renovate the old, or build a new municipal building?	Build new	Renovate old		Completed Answers (out of 489)	Percent Answered (out of 489)
Number of Responses	91	309		400	82%
Percent of Completed Answers	22.8%	77.3%			

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		Completed Answers (out of 489)	Percent Answered (out of 489)				
15. If you are interested in seeing more industrial development in Athens, what would you like to see, and where would you locate it?							
15 - (1) I am not interested in more industrial development anywhere.	154 38.3%	402	82%				
15 - (2) I am interested in seeing the following industrial uses developed in Athens:	248 61.7%						
	Technology	Manufacturing	Distribution	Light industry	Heavy industry		
	248	159	152	228	42		
	50.7%	32.5%	31.1%	46.6%	8.6%		
16. Are you interested in seeing any of the following recreation uses developed or expanded in Athens?	Strong interest	Some interest	Oppose	No opinion	Completed Answers (out of 489)	Percent Answered (out of 489)	
Athletic Fields (baseball, softball, soccer)	82 18.9%	194 44.7%	53 12.2%	105 24.2%	434	89%	
Bike paths	125 28.7%	179 41.1%	57 13.1%	74 17.0%	435	89%	
Camping areas	47 11.0%	149 34.9%	115 26.9%	116 27.2%	427	87%	
Community center	156 36.0%	175 40.4%	36 8.3%	66 15.2%	433	89%	
Cultural activities (music, theater, etc.)	169 38.9%	156 35.9%	41 9.4%	69 15.9%	435	89%	
Dog Park	49 11.6%	102 24.1%	137 32.4%	135 31.9%	423	87%	
Golfing	79 18.3%	110 25.5%	131 30.3%	112 25.9%	432	88%	
Hiking trails	140 32.3%	168 38.7%	47 10.8%	79 18.2%	434	89%	
Horse trails	61 14.3%	139 32.5%	97 22.7%	131 30.6%	428	88%	
Ice skating	108 25.1%	183 42.5%	46 10.7%	94 21.8%	431	88%	
Marina	137 31.7%	165 38.2%	52 12.0%	78 18.1%	432	88%	
Playgrounds with equipment	129 29.8%	177 40.9%	50 11.5%	77 17.8%	433	89%	

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Public picnic areas	138 31.9%	159 36.7%	55 12.7%	81 18.7%	433	89%	
Public swimming pool	131 30.5%	136 31.7%	76 17.7%	86 20.0%	429	88%	
Senior citizen center	162 37.4%	166 38.3%	30 6.9%	75 17.3%	433	89%	
Snowmobiling trails	43 10.1%	97 22.9%	190 44.8%	94 22.2%	424	87%	
Supervised recreational activities for senior adults	102 23.9%	174 40.7%	39 9.1%	112 26.2%	427	87%	
Teen center	135 30.8%	164 37.4%	43 9.8%	97 22.1%	439	90%	
Tennis courts	73 17.3%	149 35.3%	75 17.8%	125 29.6%	422	86%	
Walking/running path	161 37.3%	156 36.1%	49 11.3%	66 15.3%	432	88%	
Other	20 33.9%	10 16.9%	11 18.6%	18 30.5%	59	12%	
17. Which of the following economic/commercial businesses would you personally support?					Preferred Location Village	Preferred Location Town	Preferred Location Route 9W
Additional Restaurants (no drive through)	134 31.6%	193 45.5%	70 16.5%	27 6.4%	175 35.8%	94 19.2%	97 19.8%
Additional Restaurants (with drive through)	34 8.2%	96 23.1%	250 60.1%	36 8.7%	29 5.9%	34 7.0%	86 17.6%
Antique Shop	55 13.0%	140 33.0%	153 36.1%	76 17.9%	142 29.0%	44 9.0%	30 6.1%
Appliance/Electronics Store	50 12.1%	156 37.9%	150 36.4%	56 13.6%	58 11.9%	44 9.0%	68 13.9%
Bakery	168 39.0%	187 43.4%	47 10.9%	29 6.7%	197 40.3%	49 10.0%	36 7.4%
Book Store	115 28.3%	152 37.4%	93 22.9%	46 11.3%	142 29.0%	49 10.0%	28 5.7%

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Bowling Alley	41 10.0%	87 21.3%	214 52.5%	66 16.2%	34 7.0%	35 7.2%	52 10.6%
Clothing Stores	116 27.6%	139 33.1%	119 28.3%	46 11.0%	101 20.7%	59 12.1%	64 13.1%
Convenience Store	98 23.7%	145 35.1%	146 35.4%	24 5.8%	104 21.3%	67 13.7%	43 8.8%
Day Spa	35 8.6%	92 22.7%	212 52.2%	67 16.5%	54 11.0%	45 9.2%	27 5.5%
Drug Store	164 38.2%	168 39.2%	74 17.2%	23 5.4%	157 32.1%	55 11.2%	50 10.2%
Dry Cleaner	66 16.4%	144 35.7%	143 35.5%	50 12.4%	89 18.2%	45 9.2%	38 7.8%
Fabric/Craft Store	65 15.8%	127 30.8%	160 38.8%	60 14.6%	69 14.1%	48 9.8%	42 8.6%
Garden Center/Nursery	86 20.4%	168 39.8%	123 29.1%	45 10.7%	40 8.2%	96 19.6%	73 14.9%
Grocery store	222 51.4%	132 30.6%	63 14.6%	15 3.5%	133 27.2%	84 17.2%	88 18.0%
Health Food Store	62 15.0%	120 29.1%	170 41.3%	60 14.6%	84 17.2%	49 10.0%	34 7.0%
Home Improvement Center	53 12.7%	68 16.3%	266 63.8%	30 7.2%	13 2.7%	30 6.1%	45 9.2%
Industrial development	80 19.5%	128 31.2%	168 41.0%	34 8.3%	12 2.5%	67 13.7%	104 21.3%
Large Scale/Big Box Store	43 10.4%	63 15.2%	266 64.3%	42 10.1%	6 1.2%	26 5.3%	64 13.1%
Mall style business development	64 15.5%	77 18.6%	242 58.5%	31 7.5%	15 3.1%	36 7.4%	74 15.1%
Medical/Dental Offices	144 33.7%	189 44.3%	62 14.5%	32 7.5%	143 29.2%	103 21.1%	47 9.6%
Mini-Storage Units	19 4.7%	60 14.7%	275 67.4%	54 13.2%	15 3.1%	30 6.1%	44 9.0%
Movie Theater	86 20.4%	120 28.5%	172 40.9%	43 10.2%	75 15.3%	52 10.6%	48 9.8%
Music Store	33 8.2%	100 24.8%	207 51.4%	63 15.6%	49 10.0%	40 8.2%	27 5.5%
Plaza style businesses	59 14.5%	115 28.3%	178 43.7%	55 13.5%	33 6.7%	48 9.8%	80 16.4%
Sporting Goods Store	40 9.8%	135 33.2%	180 44.2%	52 12.8%	36 7.4%	49 10.0%	60 12.3%
Other	16 40.0%	6 15.0%	8 20.0%	10 25.0%	15 3.1%	7 1.4%	2 0.4%

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18. What could be done in the downtown to encourage you to spend more of your time there?		Completed Answers (out of 489)	Percent Answered (out of 489)
More Retail Uses	249 59.3%	420	86%
More Restaurants	220 52.4%		
More Recreational, Cultural Events and Activities	250 59.5%		
Enhanced Street Beautification	138 32.9%		
More Services	92 21.9%		
More Parking	146 34.8%		
Other	25 6.0%		

Town and Village of Athens Survey Cross-Tabs							
14a. Do you agree or disagree with consolidating the following services?							
Police	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	73.3%	76.8%	63.4%	55.3%	52.9%	67.2%
	Disagree	9.3%	2.9%	13.4%	7.9%	11.8%	9.0%
	No Answer	15.1%	17.4%	20.7%	31.6%	29.4%	20.6%
	No Opinion	2.3%	2.9%	2.4%	5.3%	5.9%	3.2%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Fire Protection	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	73.3%	72.5%	63.4%	53.9%	55.9%	66.5%
	Disagree	9.3%	8.7%	14.6%	11.8%	11.8%	10.9%
	No Answer	1.7%	1.4%	1.2%	3.9%	5.9%	2.3%
	No Opinion	15.7%	17.4%	20.7%	30.3%	26.5%	20.3%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Highway Maintenance	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	77.9%	76.8%	67.1%	60.5%	61.8%	71.4%
	Disagree	5.8%	4.3%	9.8%	6.6%	5.9%	6.5%
	No Answer	1.7%	1.4%	1.2%	2.6%	5.9%	2.1%
	No Opinion	14.5%	17.4%	22.0%	30.3%	26.5%	20.1%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Building/Zoning code enforcement	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	65.1%	73.9%	61.0%	53.9%	52.9%	62.8%
	Disagree	13.4%	4.3%	8.5%	7.9%	8.8%	9.7%
	No Answer	4.7%	4.3%	7.3%	6.6%	11.8%	6.0%
	No Opinion	16.9%	17.4%	23.2%	31.6%	26.5%	21.5%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Planning Board activities	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	65.1%	75.4%	57.3%	52.6%	52.9%	62.1%
	Disagree	13.4%	4.3%	12.2%	13.2%	8.8%	11.3%
	No Answer	4.7%	2.9%	11.0%	3.9%	8.8%	5.8%
	No Opinion	16.9%	17.4%	19.5%	30.3%	29.4%	20.8%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Zoning Board of Appeals activities	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	64.0%	72.5%	59.8%	51.3%	55.9%	61.7%
	Disagree	12.2%	7.2%	11.0%	13.2%	5.9%	10.9%
	No Answer	5.8%	2.9%	8.5%	3.9%	8.8%	5.8%
	No Opinion	18.0%	17.4%	20.7%	31.6%	29.4%	21.7%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Government Boards	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	66.3%	75.4%	56.1%	56.6%	55.9%	63.3%
	Disagree	12.8%	5.8%	9.8%	7.9%	2.9%	9.5%
	No Answer	3.5%	2.9%	11.0%	5.3%	11.8%	5.8%
	No Opinion	17.4%	15.9%	23.2%	30.3%	29.4%	21.5%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Property tax assessment	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Disagree	9.9%	10.1%	13.4%	17.1%	11.8%	12.0%
	Agree	69.2%	61.0%	69.6%	47.4%	50.0%	62.4%
	No Answer	4.1%	2.9%	4.9%	5.3%	8.8%	4.6%
	No Opinion	16.9%	17.4%	20.7%	30.3%	29.4%	21.0%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Other	Where in Athens do you live?						
	Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total	
	Agree	12.8%	2.9%	4.9%	6.6%	11.8%	8.5%
	No Answer	1.7%	1.4%	3.7%	1.3%	5.9%	2.3%
	Disagree	1.2%	0.0%	0.0%	0.0%	0.0%	0.5%
	No Opinion	84.3%	95.7%	91.5%	92.1%	82.4%	88.7%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

14 b. How do you feel about more reliance on County Services?		Where in Athens do you live?					
		Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total
	Rely More	43.0%	52.2%	46.3%	35.5%	29.4%	42.7%
	Rely Less	12.8%	14.5%	17.1%	18.4%	11.8%	14.8%
	No Opinion	36.0%	29.0%	26.8%	38.2%	50.0%	34.6%
	No Answer	8.1%	4.3%	9.8%	7.9%	8.8%	7.9%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
14 c. How do you feel about having a joint or separate Village/Town Municipal Building?		Where in Athens do you live?					
		Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total
	No Answer	7.0%	5.8%	8.5%	13.2%	23.5%	9.5%
	Joint	86.0%	92.8%	85.4%	77.6%	64.7%	83.8%
	Separate	7.0%	1.4%	6.1%	9.2%	11.8%	6.7%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
14 d. Do you feel that we should renovate the old, or build a new municipal building?		Where in Athens do you live?					
		Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total
	Build New	20.9%	20.3%	18.3%	19.7%	11.8%	19.4%
	Renovate Old	65.1%	65.2%	65.9%	56.6%	55.9%	63.0%
	No Answer	14.0%	14.5%	15.9%	23.7%	32.4%	17.6%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
7. Are additional affordable housing opportunities needed in the community?		Where in Athens do you live?					
		Village	North of Village	East of I-87	West of I-87	Do Not Live in Athens	Grand Total
	Yes	36.0%	21.7%	40.2%	30.3%	26.5%	32.8%
	No	38.4%	43.5%	24.4%	28.9%	20.6%	33.5%
	Undecided	23.3%	34.8%	32.9%	38.2%	41.2%	30.9%
	No Answer	2.3%	0.0%	2.4%	2.6%	11.8%	2.8%
	Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2. How many years have you lived in Athens?		5. What is your age?					
		Under 30	30's	40's	50's	60's	
	1 to 5 years	2	6	20	19	7	
	11 to 20 years	2	3	25	27	24	
	21 to 30 years	4	2	9	18	10	
	31 to 40 years		5	3	11	15	
	41 to 50 years			10	3	5	
	51 to 60 years				13	4	
	6 to 10 years	2	11	13	17	16	
	61 to 70 years					1	
	71 to 80 years						
	81 to 85 years						
	No Answer		5	15	12	17	
	Grand Total	10	32	95	120	99	
		70's	80's	90's	No Answer	Grand Total	
	1 to 5 years						
	11 to 20 years	3			3	60	
	21 to 30 years	8	2		6	97	
	31 to 40 years	7	2		7	59	
	41 to 50 years	4	2	2	2	44	
	51 to 60 years	4	3		2	27	
	6 to 10 years	4	5		3	29	
	61 to 70 years	7	1			67	
	71 to 80 years	6		1	1	9	
	81 to 85 years	9	1		1	11	
	No Answer		5			5	
	Grand Total	11	1		20	81	
		63	22	3	45	489	
10. Would you be in favor of spending public funding for the following?							
1. Protect open spaces		Yes, even with more taxes	Yes, but no more taxes	Same as Now	Less than Now	No Answer	Grand Total
	Lived in Athens: 1 to 5 years	27%	28%	28%	8%	8%	100%
	11 to 20 years	21%	34%	32%	8%	5%	100%
	21 to 30 years	20%	31%	31%	7%	12%	100%
	31 to 40 years	27%	25%	27%	16%	5%	100%
	41 to 50 years	11%	33%	30%	19%	7%	100%
	51 to 60 years	10%	38%	28%	10%	14%	100%
	6 to 10 years	15%	36%	36%	6%	7%	100%
	61 to 70 years	22%	11%	11%	22%	33%	100%
	71 to 80 years	9%	27%	36%	0%	27%	100%
	81 to 85 years	0%	40%	20%	20%	20%	100%
	No Answer	14%	27%	25%	14%	21%	100%
	Grand Total	18%	31%	29%	10%	11%	100%

Appendix B

		Yes, even with more taxes	Yes, but no more taxes	Same as Now	Less than Now	No Answer	Grand Total
2. Protect working farms and farmlands							
Lived in Athens:	1 to 5 years	23%	37%	28%	5%	7%	100%
	11 to 20 years	23%	37%	29%	6%	5%	100%
	21 to 30 years	14%	42%	27%	7%	10%	100%
	31 to 40 years	30%	34%	27%	7%	2%	100%
	41 to 50 years	19%	48%	15%	7%	11%	100%
	51 to 60 years	14%	28%	41%	7%	10%	100%
	6 to 10 years	16%	37%	34%	6%	6%	100%
	61 to 70 years	11%	22%	22%	22%	22%	100%
	71 to 80 years	9%	36%	18%	9%	27%	100%
	81 to 85 years	0%	40%	20%	20%	20%	100%
	No Answer	17%	31%	21%	14%	17%	100%
	Grand Total	19%	36%	27%	8%	9%	100%
3. Further develop Riverfront Park							
Lived in Athens:	1 to 5 years	30%	35%	18%	7%	10%	100%
	11 to 20 years	24%	45%	20%	7%	4%	100%
	21 to 30 years	14%	47%	25%	8%	5%	100%
	31 to 40 years	23%	27%	25%	16%	9%	100%
	41 to 50 years	22%	41%	22%	7%	7%	100%
	51 to 60 years	24%	28%	21%	21%	7%	100%
	6 to 10 years	22%	43%	22%	3%	9%	100%
	61 to 70 years	0%	33%	22%	22%	22%	100%
	71 to 80 years	9%	55%	27%	9%	0%	100%
	81 to 85 years	0%	0%	80%	0%	20%	100%
	No Answer	19%	32%	17%	14%	19%	100%
	Grand Total	21%	38%	22%	10%	9%	100%
10. Expand economic development activities							
Lived in Athens:	1 to 5 years	10%	42%	30%	8%	10%	100%
	11 to 20 years	14%	52%	23%	2%	9%	100%
	21 to 30 years	14%	41%	22%	12%	12%	100%
	31 to 40 years	14%	34%	30%	14%	9%	100%
	41 to 50 years	26%	41%	15%	7%	11%	100%
	51 to 60 years	17%	38%	24%	14%	7%	100%
	6 to 10 years	15%	40%	22%	7%	15%	100%
	61 to 70 years	0%	33%	22%	22%	22%	100%
	71 to 80 years	18%	18%	36%	9%	18%	100%
	81 to 85 years	20%	40%	40%	0%	0%	100%
	No Answer	15%	33%	20%	11%	21%	100%
	Grand Total	15%	40%	24%	9%	13%	100%
15. Create an industrial park							
Lived in Athens:	1 to 5 years	3%	22%	23%	37%	15%	100%
	11 to 20 years	10%	32%	32%	19%	7%	100%
	21 to 30 years	12%	31%	20%	25%	12%	100%
	31 to 40 years	11%	20%	25%	30%	14%	100%
	41 to 50 years	11%	26%	22%	15%	26%	100%
	51 to 60 years	14%	28%	17%	21%	21%	100%
	6 to 10 years	7%	22%	22%	37%	10%	100%
	61 to 70 years	11%	11%	11%	33%	33%	100%
	71 to 80 years	0%	55%	27%	0%	18%	100%
	81 to 85 years	0%	20%	40%	20%	20%	100%
	No Answer	7%	30%	20%	20%	23%	100%
	Grand Total	9%	27%	24%	25%	15%	100%
10. Would you be in favor of spending public funding for the following?							
1. Protect open spaces							
My Age is:	Under 30	20%	20%	40%	10%	10%	100%
	30's	28%	25%	38%	6%	3%	100%
	40's	28%	25%	31%	11%	5%	100%
	50's	18%	33%	28%	10%	13%	100%
	60's	19%	35%	32%	11%	2%	100%
	70's	11%	38%	27%	10%	14%	100%
	80's	0%	50%	36%	5%	9%	100%
	90's	33%	0%	33%	0%	33%	100%
	No Answer	9%	18%	18%	16%	40%	100%
	Grand Total	18%	31%	29%	10%	11%	100%

Appendix B

		Yes, even with more taxes	Yes, but no more taxes	Same as Now	Less than Now	No Answer	Grand Total
2. Protect working farms and farmlands							
My Age is:	Under 30	30%	40%	20%	0%	10%	100%
	30's	25%	41%	25%	9%	0%	100%
	40's	27%	33%	21%	13%	6%	100%
	50's	16%	42%	30%	3%	9%	100%
	60's	20%	32%	35%	10%	2%	100%
	70's	16%	35%	24%	8%	17%	100%
	80's	5%	55%	32%	5%	5%	100%
	90's	33%	0%	67%	0%	0%	100%
	No Answer	11%	29%	20%	9%	31%	100%
	Grand Total	19%	36%	27%	8%	9%	100%
3. Further develop Riverfront Park							
My Age is:	Under 30	10%	50%	10%	10%	20%	100%
	30's	25%	41%	9%	22%	3%	100%
	40's	27%	34%	23%	9%	6%	100%
	50's	27%	36%	21%	9%	8%	100%
	60's	17%	51%	22%	7%	3%	100%
	70's	21%	30%	24%	14%	11%	100%
	80's	9%	55%	32%	0%	5%	100%
	90's	0%	0%	33%	0%	67%	100%
	No Answer	9%	31%	22%	7%	31%	100%
	Grand Total	21%	38%	22%	10%	9%	100%
10. Expand economic development activities							
My Age is:	Under 30	10%	60%	0%	20%	10%	100%
	30's	16%	38%	28%	9%	9%	100%
	40's	17%	45%	21%	11%	6%	100%
	50's	19%	39%	23%	7%	13%	100%
	60's	14%	45%	21%	10%	9%	100%
	70's	13%	33%	25%	14%	14%	100%
	80's	9%	41%	36%	0%	14%	100%
	90's	0%	33%	67%	0%	0%	100%
	No Answer	4%	29%	29%	2%	36%	100%
	Grand Total	15%	40%	24%	9%	13%	100%
15. Create an industrial park							
My Age is:	Under 30	10%	40%	20%	30%	0%	100%
	30's	9%	25%	22%	34%	9%	100%
	40's	12%	24%	18%	36%	11%	100%
	50's	9%	27%	28%	23%	13%	100%
	60's	9%	27%	28%	27%	8%	100%
	70's	10%	30%	22%	16%	22%	100%
	80's	5%	45%	27%	5%	18%	100%
	90's	0%	0%	33%	33%	33%	100%
	No Answer	2%	22%	18%	18%	40%	100%
	Grand Total	9%	27%	24%	25%	15%	100%