

# TOWN & VILLAGE OF DELHI

## DRAFT Community Profile



February 2011

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## **Review of Existing Plans**

As part of the comprehensive planning process, a review was conducted of the Town’s and Village’s previous comprehensive plan and The NYC Watershed Economic Impact Assessment Report – Determining impacts and developing options regarding NYC’s Land Acquisition Program in Delaware County. The review focused on issues and initiatives with a potential impact on the Town and Village of Delhi.

### ***Town of Delhi Comprehensive Plan, 1999***

The Town of Delhi completed this plan as an update and supplement to the original Comprehensive Plan that was prepared in the early 1980’s. Designed to provide a policy framework for the Town as it faces the future, the plan lists seven goals for the Town:

1. Provide for future economic development of the Town of Delhi
2. Preserve the Town of Delhi’s rural character while accommodating growth
3. Provide for community facilities and services needed by Town residents
4. Provide for the movement of people and goods throughout the Town in a safe and effective manner
5. Protect surface and groundwater supplies from pollution, maintain high quality physical environments and preserve wildlife habitats
6. Promote more intergovernmental coordination of services
7. Otherwise provide for the health, safety and welfare of Town residents, including control of nuisances and problematic activities such as adult-oriented businesses

The Town has a range of land use controls including subdivision regulations, mobile home and mobile home park law, dumping law, zoning ordinance, and NYC watershed regulations. More detailed information on the Town of Delhi Zoning Ordinance can be found in the Land Use Section.

### ***Village of Delhi Comprehensive Plan, 2000***

The Village of Delhi adopted a Comprehensive Plan in 2000. The resulting plan reflects a vision for the future articulated by residents of the community. This Vision focuses on four goal areas:

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1. Quality of life within the community
2. The unique and special physical attributes of the Village
3. Developing a thriving economy
4. Providing efficient and responsive government services while addressing the community's heavy tax burden.

As part of the Comprehensive Plan, the Village identified specific goals for each of the areas as follows:

### Community/Quality of Life:

Goal 1: To strengthen our sense of community

Goal 2: To increase recreational and cultural opportunities in Delhi

Goal 3: To provide housing opportunities for all segments of the age and economic spectrums

### Sense of Place:

Goal 1: Explore the development of a Riverwalk for residents and visitors

Goal 2: To maintain attractive gateways to the Village

Goal 3: To maintain and enhance an attractive and functional central business district

Goal 4: To preserve the Village's period architecture

Goal 5: To protect the integrity of the Village's land use pattern

Goal 6: To provide a desirable residential environment

Goal 7: Work to minimize the loss of Village structures which reflect period architecture

### Economy:

Goal 1: To retain and nurture existing businesses and to recruit new businesses

Goal 2: Explore the feasibility of establishing a Business Improvement District

Goal 3: To encourage development of small independent businesses in the central business district

### Government:

Goal 1: To continue to explore methods to reduce the real property tax burden on Village residents

Goal 2: To maintain local roadways and sidewalks in good to excellent condition

Goal 3: To continue to supply quality utility/municipal services

Goal 4: To fully recognize the impacts and available benefits associated with NYC watershed agreement

Goal 5: To maintain an open dialogue with other public institutions regarding plans and projects

Goal 6: To consider regional needs when undertaking planning efforts

Goal 7: To ensure the Village Comprehensive Plan is implemented under the supervision of the Village Board of Trustees

Goal 8: To provide for fair, thorough and consistent implementation and enforcement of local zoning and subdivision regulations

Like the Town, the Village of Delhi has a range of land use controls including subdivision regulations, zoning ordinance, and NYC watershed regulations. More detailed information on the Village of Delhi Zoning Ordinance can be found in the Land Use Section.

***The NYC Watershed Economic Impact Assessment Report – Determining impacts and developing options regarding NYC's Land Acquisition Program in Delaware County***

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Delaware County is located in the West of Hudson Watershed. The East of Hudson and West of Hudson watersheds supply 1.3 billion gallons of unfiltered water per day to New York City. Since 1992 NYC has been required to receive and maintain a Filtration Avoidance Determination (FAD) from the U.S. EPA in order to retain an unfiltered water supply. The City's most recent FAD contains a \$300 million, 10 year Land Acquisition Program (LAP). Delaware County, which is host to the majority of the land in the West of Hudson watershed, was concerned about the economic and social ramifications that the LAP may have upon the long term sustainability of its communities, businesses and residents. The concern is that the long term viability of its communities would be endangered.

Delaware County commissioned an independent analysis of the potential direct and indirect impacts of the LAP. The analysis concludes that the LAP is likely to have a direct negative impact upon Delaware County. Job loss estimates, decreases in wage earnings of resident workers and the real property tax implications for local communities are chief among these direct, negative implications for the County.

### ***Delaware County Agricultural and Farmland Protection Plan, 2000***

The plan's stated mission is to protect Delaware County farmland and natural resources, preserve its viable farmland and enhance the stability and profitability of agriculture in this county so that current and future farm businesses and agribusinesses are able to thrive. The plan recommends strategies for programs and initiatives to help achieve the mission statement and has identified three goals to guide local initiatives:

1. Enhance the profitability and economic vitality of farms, agribusinesses, and natural resource-based businesses in Delaware County.
2. Increase educational programs for farmers, agribusinesses, natural resource-based businesses, county government, community leaders, residents and youth.
3. Protect this county's active farmland through supportive land use policies, incentives and programs.

## **Demographic Characteristics**

*All demographic data presented for the Town and Village of Delhi is referenced as follows:*

- *For the Village of Delhi - "Village"*
- *For the Town of Delhi outside the Village - "Town Outside Village."*

*Additionally, this section of the Inventory and Analysis analyzes 2000 Census data and estimated 2010 Claritas Data (where available) for the Town Outside Village and Village of Delhi.*

### **Population**

The Town and Village of Delhi are located in the center of Delaware County. The Town of Delhi outside the Village encompasses approximately 61.4 square miles (land area) with an estimated 2010 population of 2,147. According to the 2010 estimates, the Village of Delhi has a population of 2,787 and an area of 3.2 square miles (land area). Delhi is bordered by the Towns of Meredith and Franklin to the north, the Town of Andes to the south, the Towns of Kortright, Stamford, and Bovina to the east, and the Town of Hamden to the west.

Since 2000, the Town outside Village population has increased by 4.9%, while the Village's population grew by 7.9%. In 2010, The Nielsen Company estimated the County's population at 45,761, a loss of 4.8% from 2000. The Village of Delhi accounts for 6.1% of the County's overall population base, while the Town outside Village accounts for 4.7% of the County's overall population base.

<b>Table 1: Population Change</b>				
<i>Municipality</i>	<i>2000</i>	<i>2010 estimate</i>	<i># Change</i>	<i>% Change</i>
Village of Delhi	2,583	2,787	204	7.9%
Town outside Village	2,046	2,147	101	4.9%
Delaware County	48,055	45,761	-2,294	-4.8%

Source: Bureau of the Census and The Nielsen Company<sup>1</sup>

According to 2010 estimates from The Nielsen Company, the vast majority of residents in the Village of Delhi (2,171, or 77.9%) are white and non-Hispanic. African-American residents make up 11.2% of the population, while 6.4% of the population is Hispanic and Latino. Approximately 2.3% of the population is Asian and 1.9% is persons of two or more races. American Indian and Alaska Natives account for less than one percent of the population. In comparison, 92.9% of the Town outside Village's population is white and non-Hispanic. Approximately 2.0% is persons of two or more races, 1.7% is African-American, 1.6% is Hispanic and Latino and 1.6% is Asian. American Indian and Alaska Natives account for less than one percent of the population.

Between 2000 and 2010, the number of minorities' dramatically increased in the Town outside Village. In 2000, the census reported a total of 70 minorities, and in 2010 it is estimated that there are 153. Further each minority group experienced double or triple digit increases. In comparison,

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<sup>1</sup> The Nielsen Company is a private company that provides demographic data for market research purposes. It produces annual demographic estimates and projections at many geographical levels, from states and counties to small villages, making it a valuable alternative source of data between the years of the decennial census.

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the Village experienced a 66.5% increase in the minority population during the same period. All minority groups experienced double digit increases.

### Group Quarters

Approximately 42.7% of the Village's 2000 population was housed in institutions and other group quarters (Table 2). Students in college dormitories (including college quarters off campus) accounted for 978, or 96.6% of the total group quarters population. According to Claritas data, a total of 1,227 persons are estimated to live in group quarters in 2010. This represents a 9.7% increase in the Village between 2000 and 2010. A breakdown of the 2010 group quarters population by type was not available.

<b>Table 2: Group Quarters</b>				
<i>Municipality</i>	<i>2000</i>	<i>2010 estimate</i>	<i># Change</i>	<i>% Change</i>
Village of Delhi	1,102	1,227	107	9.7%
Town outside Village	193	158	-35	-18.1%

Source: Bureau of the Census and The Nielsen Company

In comparison, approximately 9.4% of the Town outside Village's 2000 population is in group quarters. The entire group quarters population resides in the nursing home. Estimates for 2010 show a decrease of the group quarters population by -18.1%.

### Households

Change in the number of households can affect the overall demand for housing in a community. As defined by the Census Bureau, a household includes all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more persons living together, or any other group of related or unrelated individuals who share living arrangements outside of an institution. In 2010, there are an estimated 903 households in the Town outside Village, representing a significant increase of 15.9% from the 2000 figure of 779 (Table 3). Village households decreased by 1.1% from 714 in 2000 to 706 in 2010. At the same time, there was an increase in the average number of persons per household in the Village, and a decrease in the average number of persons per household in the Town outside Village.

<b>Table 3: Household Change</b>				
<i>Municipality</i>	<i>2000</i>	<i>2010 estimate</i>	<i># Change</i>	<i>% Change</i>
Village of Delhi	714	706	-8	-1.1%
Town outside Village	779	903	124	15.9%

Source: Bureau of the Census and The Nielsen Company

### Age

The median age of Village residents is 23.5 years according to the 2010 estimates. This compares to 21.2 in 2000, showing an aging of the Village's population of 2.3 years in ten years' time. On the other hand, the Town outside Village's median age in 2010 is estimated at 46.5 years, which compares to the 2000 median age of 41.2.

The age distribution of Delhi's population has important implications for the delivery of services within the community, including education, recreation, and child care or elder care. Table 4a and

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3b compares the Town outside Village and Village's age distribution in 2000 and 2010. The most recent estimates show that in 2010, 42.4% of Village residents were between the ages of 5 and 20 and 24.5% were between the ages of 21 and 44. The Village's adult population (ages 45-64) represented 16.7% of the total population, while elderly persons 65 and older accounted for 14.2% of the population. Among the age groups, elderly persons aged 65 years and older experienced the greatest population increase at 27.7%, followed by adults between the ages of 45 and 64 at 17.7%. Pre-school children between the ages of 0 to 4 had the largest loss at 11.8%.

<i>Age Group</i>	<i>2000</i>	<i>2010 estimate</i>	<i>Change, 2000 - 2010</i>
0-4 Years	68 (2.6%)	60 (2.2%)	-11.8%
5-20 Years	1,201 (46.5%)	1,181 (42.4%)	-1.7%
21-44 Years	608 (23.5%)	684 (24.5%)	12.5%
45-64 Years	396 (15.3%)	466 (16.7%)	17.7%
65 Years and Older	310 (12.0%)	396 (14.2%)	27.7%
Total	2,583 (100.0%)	2,787 (100.0%)	7.9%
Median Age	21.2 years	23.5 years	10.8%

Source: Bureau of the Census and The Nielsen Company

According to the 2010 estimates, about 28.6% of Town outside Village residents were between the ages of 21 and 44. The Town outside Village's adult population (ages 45-64) represented 27.9% of the total population and elderly persons 65 and older accounted for 24.5% of the population. School-age children (5 to 20) comprised 15.5% of the population.

<i>Age Group</i>	<i>2000</i>	<i>2010 estimate</i>	<i>Change, 2000 - 2010</i>
0-4 Years	71 (3.5%)	77 (3.6%)	8.5%
5-20 Years	385 (18.8%)	331 (15.5%)	-14.0%
21-44 Years	518 (25.3%)	614 (28.6%)	18.5%
45-64 Years	557 (27.2%)	598 (27.9%)	7.4%
65 Years and Older	515 (25.2%)	527 (24.5%)	2.3%
Total	2,046 (100.0%)	2,147 (100.0%)	4.9%
Median Age	41.2 years	46.5 years	12.9%

Source: Bureau of the Census and The Nielsen Company

Between 2000 and 2010, all age groups, with the exception of school aged children (5-20), in the Town outside Village experienced an increase in population. Adults between the ages of 21 and 44 experienced the greatest increase at 18.5%. The number of pre-school children (0-4) increased by 8.5% and adults (45 to 64) grew by 7.4%. There was a slight increase in the number of residents age 65 and over.

### **Educational Attainment**

Data on 2010 educational attainment levels in the Village of Delhi reveal that an estimated 88.4% of residents over the age of 25 have a high school diploma, while 88.5% of Town outside Village residents have a high school diploma. Additionally, 29.5% of Village residents and 29.8% of Town outside Village residents have a bachelor's degree or higher.

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**Table 5: Educational Attainment Levels, Persons 25+**

	<i>No High School Diploma</i>		<i>High School Diploma or higher</i>		<i>Bachelor's Degree or higher</i>	
	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>
Village of Delhi	16.7%	11.6%	83.3%	88.4%	28.1%	29.5%
Town outside Village	17.7%	11.5%	82.3%	88.5%	27.0%	29.8%

Source: Bureau of the Census and The Nielsen Company

### Key Observations:

- Population in the Village and Town outside Village is growing. Since 2000, the Village's population has grown 7.9% and the Town outside Village's population has increased 4.9%. Increasing population may impact available housing by creating a tight housing market. It may impact the local school district, requiring larger budgets and classroom size. Population growth can provide a greater applicant pool for jobs and be an incentive for new business location and commercial growth. Increasing population can also spread the tax burden among more tax payers.
- The number of households in the Town outside Village increased significantly by 15.9%, while the number of households in the Village decreased by 1.1%. As the overall number of households continues to increase, there will be demand for additional types of housing units including market rate and affordable housing, senior housing, townhomes and condominiums as well as single family homes at all price points.
- The Village is more diverse than the Town outside Village, but both municipalities are experiencing growth of their minority population.
- The Village is experiencing an increasing number of older residents aged 65+, 45-64 and as well as young adults 21-44 and a declining pre-school and school age population. The Town outside Village also has a declining school age population. Similar to the Village, the Town outside Village has an increasing number of adults 21-44. The decrease in the number of school aged children will impact the school system perhaps resulting in consolidating classes resulting in larger class sizes, and the loss of teaching staff. Increasing senior population in the Village will impact the availability of senior services, including health care services and housing.
- Delhi residents are highly educated. Approximately 88% of residents have high school diplomas and 29% have a bachelor's degree or higher.
- Population in group quarters represents a significant percentage (42.7%) of the Village's population. The majority of this population is college students attending SUNY Delhi.

## The Local Economy

### Delhi Yesterday and Today

According to the Delaware County Agricultural and Farmland Protection Plan, “as the county’s seat in the early 1900s, Delhi had hotels and an opera house, as well as textile mills, a silk mill, a bottling works, a wagon works, and a growing dairy industry including a creamery specializing in producing/shipping condensed milk. Railroad traffic was flattened in the 1920s after the first paved roads in the county were followed by bus service to Walton and Sidney. Delhi’s Main Street still reflects a viable mixture of retail stores- including the very traditional Stewart’s Store – and services for students, residents, and people coming to Delhi for government business. McDowell & Walker, in business as a feed company for forty-five years, is an important resource for Delaware County farmers – also providing fertilizer and farm supplies. Main Street Delhi is also the scene of a popular Farmers’ Market during the growing season where local farmers can sell their goods and the community can learn about and “taste” local farm products. Ultra-Dairy, a dairy processing plant operates in the Hamlet of Fraser and is a business of significance to the local dairy industry. There are currently 24 dairy farms in Delhi.”

As the County Seat, Delhi has significant presence of major employers including government, education and health care institutions. According to Delaware County Economic Development, the largest private employers in the County include SUNY Delhi, Delhi Central School District, Delaware County, Countryside, and O’Connor Hospital. Delaware County government, Ultra Dairy/Morningstar, and DMV International are also major sources of employment.

### Labor Force Characteristics

The civilian labor force in Delhi consists of residents aged 16 and older who are employed or actively seeking employment, excluding those enrolled in the armed forces. According to the 2010 estimates, 1,364 Village residents, or 53.0% of its working age population, participated in the civilian labor force in 2010. The labor force participation rate decreased slightly in the Village between 2000 and 2010, when the Village had a resident civilian labor force of 1,209, accounting for 53.6% of the population aged 16 and over. Approximately 58.2% of the Town outside Village residents participated in the civilian labor force in 2010. In 2000, 947 residents participated in the labor force accounting for 53.9% of the population aged 16 and over. Unemployment in the Town outside Village was 4.4%, lower than the Village unemployment rate of 10.6%.

<b>Table 6: Labor Force Data</b>						
	Total civilian labor force		Civilian labor force participation rate		Total unemployed	
	2000	2010	2000	2010	2000	2010
Village of Delhi	1,209	1,364	53.6%	53.0%	11.5%	10.6%
Town outside village	947	1,096	53.9%	58.2%	1.2%	4.4%

Source: Bureau of the Census and The Nielsen Company

According to the 2000 US Census (see table below), the industries employing the most Village residents were education, health care and social services industries (32.3%) followed by Arts,

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entertainment, recreation, accommodation and food services (13.8%). Similarly, the majority of Town outside Village residents were employed in the education, health care and social services industries (38.7%).

Industry	Village		Town outside Village	
	Number	Percent	Number	Percent
Agriculture, Forestry and Mining	85	7.9%	71	7.6%
Construction	44	4.1%	65	6.9%
Manufacturing	40	3.7%	65	6.9%
Wholesale Trade	9	0.8%	18	1.9%
Retail Trade	103	9.6%	58	6.2%
Transportation and Utilities	13	1.2%	21	2.2%
Information	25	2.3%	39	4.2%
Finance, Insurance and Real Estate	29	2.7%	34	3.6%
Services (Total)	649	60.6%	484	51.7%
Professional services	72	6.7%	73	7.8%
Educational, Health and Social Services	346	32.3%	362	38.7%
Arts, entertainment, recreation, accommodation and food services	148	13.8%	16	1.7%
Other services (except public admin)	83	7.8%	33	3.5%
Public Administration	73	6.8%	81	8.7%
Total	1,070	100.0%	936	100.0%

Source: 2000 Census

According to the 2010 estimates, 1,213 civilian Village residents were employed. The most common occupations were service occupations (34.9%) and management, professional and related occupations (32.3%). Similarly, the most common occupations among the Town outside Village's 1,025 civilian residents include management, professional and related occupations (41.7%) and service occupations (23.4%).

Occupation	Village		Town outside Village	
	Number	Percent	Number	Percent
Management, professional, and related occupations	392	32.3%	427	41.7%
Service occupations	423	34.9%	240	23.4%
Sales and office occupations	153	12.6%	146	14.2%
Farming, fishing, and forestry occupations	67	5.5%	14	1.4%
Construction, extraction, and maintenance occupations	85	7.0%	105	10.2%
Production, transportation, and material moving occupations	93	7.7%	93	9.1%
Total	1,213	100.0%	1,025	100.0%

Source: The Nielsen Company

**Journey to Work**

Approximately 62.6% of Village residents drove alone to work, while another 15.6% carpooled according to 2010 estimates. Another 12.3% walked to work. Like the Village, most Town outside Village residents drove alone to work (71.0%), followed by 11.6% carpooled and 8.4% walked to work. Approximately 57% of both Village and Town residents travel less than 15 minutes to work.

**Income Levels**

Personal income is one of the most important variables in creating a vibrant community for the future. Understanding the income characteristics of the community is also important in determining the community’s wealth as well as the ability of residents to maintain housing, contribute to the local tax base, and participate in the economy.

According to the 2010 estimates, the median household income for the Village of Delhi was \$44,454 and per capita income was \$16,260. The Town outside Village had a slightly higher median household income (\$45,099). In addition, 7.0% of Village families and 6.8% of Town outside Village families are living below poverty level, according to the 2010 estimates.

To gain a better understanding of changes in income between the surveys taken in 2000 and 2010, Census income data from 2000 is converted to 2010 dollars adjusted for inflation using the consumer price indices calculated by the U.S. Bureau of Labor Statistics.

Median incomes in the Town outside Village actually decreased when adjusted for inflation between 2000 and 2010, while median incomes for the Village increased. As Table 9 indicates, when year 2000 incomes in the Village of Delhi were adjusted for inflation, median household income increased 7.2% from 2000 to 2010. However, per capita income decreased by 4.4% in the Village. In comparison, the Town outside Village’s median household income decreased by 8.0%.

<b>Table 9: Household Income and Poverty Rate Comparison</b>						
	Village of Delhi (2000)	Adjusted* Village of Delhi (2000)	Village of Delhi (2010 estimate)	Town outside Village (2000)	Adjusted* Town outside Village (2000)	Town outside Village (2010 estimate)
Median Household Income	\$32,708	\$41,467	\$44,454	\$38,673	\$49,029	\$45,099
Per Capita Income	\$13,421	\$17,015	\$16,260	\$20,737	\$ 26,290	n/a
Families Below Poverty Level	8.1%	n/a	7.0%	4.3%	n/a	6.8%

Source: Bureau of the Census and The Nielsen Company  
 For purposes of comparison, 2000 dollars have been adjusted for inflation to 2010 dollars.

The Village of Delhi contained a significant proportion of low and moderate income households (in 2010). Estimates from the Nielsen Company indicate that approximately 46.7% of households in the Village are considered low and moderate income households (i.e., households with income less than 80 percent of the Delaware County median) as defined by the U.S. Department of Housing and Urban Development (HUD). Further, 27.2% of households in the Village were very low income, earning 50% or less of the Delaware County median family income. In comparison, 46.0% of Town

outside Village residents were low and moderate income households and 26.2% are very low income.

### Agriculture

Agriculture has played an important role in the economy of Delaware County for many years. Delaware County was particularly known for its dairy products and at one time was the largest milk producing region in the United States. However, recent trends reveal a steady decline in the number of farms and acreage used for farming. According to the Census of Agriculture, there were 747 farms<sup>2</sup>, and 165,572 acres of land in farms, in Delaware County in 2007. This represents a 5% decrease in the number of farms and a decline of 14% in farmland acres since 2002.

Delaware County adopted an Agricultural and Farmland Protection Plan in December 2000. The plan's stated mission is to protect Delaware County farmland and natural resources, preserve its viable farmland and enhance the stability and profitability of agriculture in this county so that current and future farm businesses and agribusinesses are able to thrive. The plan recommends strategies for programs and initiatives to help achieve the mission statement and has identified three goals to guide local initiatives:

- Enhance the profitability and economic vitality of farms, agribusinesses, and natural resource-based businesses in Delaware County.
- Increase educational programs for farmers, agribusinesses, natural resource-based businesses, county government, community leaders, residents and youth.
- Protect this county's active farmland through supportive land use policies, incentives and programs.

There is currently three state-certified Agricultural District in Delhi comprising 14,819.203 acres (see Table 10 below). The Delaware County Agricultural Districts were created as a result of the Agricultural Districts Law enacted by New York State in 1971. This law was passed to encourage the protection of farmland by providing incentives to farmers to keep their land in production. A key benefit for farms within an Agricultural District is a tax benefit for owners of seven or more acres which generate at least \$10,000 in gross sales during the preceding two years. The Agricultural Districts Law also provides other protections to limit restrictions on agricultural operations other than those necessary to protect health and safety.

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<sup>2</sup> For the 2007 Census of Agriculture, a farm is any place from which \$1,000 or more of agricultural products were produced or sold, or normally would have been sold, during the Census year. The \$1,000 value is not adjusted for inflation.

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<b>Table 10: Agricultural Districts in Delhi</b>			
District #	Creation Date	Acres	Towns
2	8/11/1974 (District last reviewed in 2007)	62,601.21 total 8,537.29 (127 parcels) in Town	Delhi, Franklin, Hamden, Walton, Meredith
3	7/10/1974 (2010)	25,803.02 60.913 (1 parcel) in Town	Delhi, Colchester, Middletown, Roxbury, Andes
4	11/20/1974 (2006)	34,535 6,221 (80 parcels) in Town	Davenport, Delhi, Kortright, Meredith

Source: Delaware County Agricultural and Farmland Protection Plan and Delaware County Department of Planning

There are 90 parcels of agricultural land comprising 9,157.51 acres in the Town outside Village, of which 3 parcels containing 249.30 acres are located within the Village. Agricultural land accounts for 23.5% of the total land in the Town including the Village (behind residential uses and vacant lands in the Town). According to the assessor's database, 62.1% of agricultural land is in dairy farms followed by vacant farmland (21.1%) and cattle farms (10.9%).

Agriculture uses are permitted as of right in two of the Town outside Village's three zoning districts and in eight of the Village's nine zoning districts (a description of each district is summarized in the Land Use and Land Management Section).

Delaware County Economic Development completed an Agriculture Survey in the winter of 2009/2010 to plot a new course for redevelopment of the agricultural industry and to identify programs, projects and assistance that could be undertaken by the County and other agencies to support industry spawned initiatives. A total of 350 responses were received. A full summary of the survey responses can be found in Appendix #. Some of the key highlights of the survey include:

- With regard to future plans for their farmland, two-thirds indicated that they planned to continue allowing a farmer to use it.
- Most respondents felt it was important to protect active farms.
- Respondents overwhelmingly indicated a need for alternative energy sources for farms.
- The high cost of farmland and high taxes were identified as the two major obstacles to farming.
- Nearly 60% of respondents were interested in assistance with lowering taxes.

### Businesses in Delhi

As shown in Table 11, major employers in the Town and Village of Delhi include educational institutions, health care facilities, manufacturing businesses, and retail establishments. Delaware County is the largest employer, with 450 full time employees and approximately 150 part-time and seasonal employees.

<b>Table 11: Largest Employers in Delhi, 2010</b>			
<i>Company</i>	<i>General Location</i>	<i>Number of Employees</i>	<i>SIC Code</i>
Delaware County	Delhi	600	Government
SUNY Delhi College	Main Street, Delhi	500	8221 College/ University
Delhi Central School	2 Sheldon Drive,	250	8211 Elementary/

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Delaware County Countryside	RR 10, Delhi	209	8051 Skilled Nursing Care Facility
O'Connor Hospital	Andes Road	125	8062 General Hospital
Ultra Dairy/Morningstar	Route 10, Fraser	120	2020 (Mfg – food products)
DMV International	Route 10, Fraser	107	2023 Dry Condensed Evaporated Dairy Product
Burton F. Clark /Clark Companies	Delhi	56	1511 (Building construction)
Sportsfield Specialties Inc.	41155 State Hwy 10, Delhi	49	Fabricated Metal Products
Price Chopper	3 Main Street, Delhi	32	445110 Supermarket

Source: Delaware County Economic Development

### Current Local and Regional Economic Development Initiatives

#### Delaware County Department of Economic Development

The Delaware County Department of Economic Development provides a variety of programs for new and existing businesses including the following:

- Business Development: Business Start-up Support, Business Plan Development, Educational Programs (Microenterprise Business Program and Delaware County eCenter), Business Organizations and Financing Services
- Workforce Development: Recruitment, Customized Training, Training Skills Upgrade, Workforce Development Incentives, Out-of-School Program, and Dislocation and Lay-off Services
- Financial Assistance: Micro Enterprise Loan Fund, RBEG Loan Fund, IRP Loan Fund, Economic Development & IDA Loan Funds, Industrial Revenue Bonds, PILOT Agreements and Empire Zones.
- Site Selection & Facility Development: Environmental Review, Compliance Review, Guidance, Technical Support and Infrastructure Funding Information.

#### Delaware County Industrial Development Agency (IDA)

The Delaware County IDA is empowered to provide financial assistance to private entities through tax incentives in order to promote the economic welfare, prosperity and recreational opportunities for its residents. The IDA works in conjunction with the County Department of Economic Development to provide financial assistance to businesses.

#### Catskill Watershed Corporation

The Catskill Watershed Corporation is a Local Development Corporation established to protect the water resources of the New York City Watershed West of the Hudson River (WOH); to preserve and strengthen communities located in the region; and to increase awareness and understanding of the importance of the NYC Water System. The CWC's Economic Development Programs are intended to support environmentally responsible businesses and to create and retain jobs in the Catskills to help offset impacts of New York City Watershed regulations and the city's acquisition of thousands

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of acres of land which will remain off limits to development in perpetuity. The cornerstone of the CWC's efforts in the West of Hudson Watershed is the Catskill Fund for the Future (CFF), a revolving fund initially capitalized by a \$59.7 million appropriation by New York City, invested and wholly managed by the CWC.

### Key Observations:

- The Town outside Village experienced an increase in the labor force participation rate during the last decade, while the Village experienced a slight decrease. The major employment industries in Delhi are education, health care and social services industries. Unemployment levels in the Town outside Village in 2010 were, lower than the Village.
- Median incomes in the Town outside Village actually decreased when adjusted for inflation between 2000 and 2010, while median incomes for the Village increased.
- Approximately 46% of Town outside Village and Village residents are low and moderate income.
- Delaware County adopted an Agricultural and Farmland Protection Plan in December 2000. The plan's stated mission is to protect Delaware County farmland and natural resources, preserve its viable farmland and enhance the stability and profitability of agriculture in this county so that current and future farm businesses and agribusinesses are able to thrive. There are three state-certified agricultural district located in Delhi.
- There are 90 parcels of agricultural land comprising 9,157.51 acres in the Town of Delhi, of which 3 parcels containing 249.30 acres are located within the Village. Agricultural land accounts for 23.5% of the total land in the Town including the Village (behind residential uses and vacant lands in the Town). According to the assessor's database, 62.1% of agricultural land is in dairy farms followed by vacant farmland (21.1%) and cattle farms (10.9%).
- Major employers in the Town and Village of Delhi include government, educational institutions, health care facilities, manufacturing businesses, and retail establishments. The presence of Delaware County government, SUNY Delhi and O'Connor Hospital provide some stability to the local economy in terms of employment.
- The Delaware County Department of Economic Development and Industrial Development Agency provides a variety of programs for new and existing businesses. The CWC's Economic Development Programs are intended to support environmentally responsible businesses and to create and retain jobs in the Catskills to help offset impacts of New York City Watershed regulations and the city's acquisition of thousands of acres of land which will remain off limits to development in perpetuity.

## Housing

### General Housing Characteristics

According to the estimates for 2010, the Village of Delhi had a total of 857 housing units, of which 67.3% are owner-occupied and 32.7% are renter-occupied (Table 12a). Approximately two-thirds of the housing in the Village is in single family structures, 23.2% of housing units are in multi-family structures with two or more units and 9.5% of the units are in mobile homes or trailers. In 2000 the Village had a slightly high 3.1% vacancy rate in for-sale housing, and a high 12.0% vacancy rate for rental housing. This is based on the standard definitions for vacancy rates in a healthy housing market, i.e. 1% vacancy rate for for-sale housing and 5% vacancy rate for rental housing. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

<b>Table 12a: General Housing Characteristics, Village of Delhi</b>					
	2000		2010		% Change 2000-2010
	Number	Percent	Number	Percent	
Total Housing Units	810	100.0%	857	100.0%	5.8%
Total Occupied Units	713	88.0%	706	82.4%	-1.0%
Owner occupied housing units	411	57.6%	475	67.3%	15.6%
Renter occupied housing units	302	42.4%	231	32.7%	-23.5%
Vacant units	97	12.0%	151	17.6%	55.7%
<b>Number and type of unit:</b>					
Single family	489	60.4%	577	67.3%	18.0%
Multi-family	295	36.4%	199	23.2%	-32.5%
Mobile homes/trailers	26	3.2%	81	9.5%	211.5%
Other	0	0.0%	0	0.0%	0.0%
Vacant for Sale	13	3.1%	n/a	n/a	n/a
Vacant for Rent	41	12.0%	n/a	n/a	n/a

Source: Bureau of the Census and The Nielsen Company

The Town outside Village has 1,119 housing units according to the 2010 estimates. Owners occupy 67.4% of the occupied housing and renters occupy 32.6%. Like the Village, two-thirds of housing in the Town outside Village is located in single-family structures. Approximately 23.5% of housing units are in multi-family structures and 9.2% are in mobile homes/trailers. The vacancy rate in for-sale housing in the Town outside Village (in 2000) was 1.6% and the vacancy rate for rental housing was 7.5%. The vacancy rates in the Town outside Village are closer to the norm for a healthy housing market. Approximately 11.8% of the Town outside Village's housing stock was built during the period of 2000-2010 in comparison to 10.7% in the Village. Since 2000, the Town outside Village has added an estimated 132 units and the Village has added an estimated 92 units.

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<b>Table 12b: General Housing Characteristics, Town outside Village</b>					
	2000		2010		% Change 2000-2010
	Number	Percent	Number	Percent	
Total Housing Units	1,008	100.0%	1,119	100.0%	11.0%
Total Occupied Units	780	77.4%	903	80.7%	15.8%
Owner occupied housing units	632	81.0%	609	67.4%	-3.6%
Renter occupied housing units	148	19.0%	294	32.6%	98.6%
Vacant units	228	22.6%	216	19.3%	-5.3%
<b>Number and type of unit:</b>					
Single family	749	74.3%	753	67.3%	0.5%
Multi-family	77	7.6%	263	23.5%	241.6%
Mobile homes/trailers	173	17.2%	103	9.2%	-40.5%
Other	9	0.9%	0	0.0%	-100.0%
Vacant for Sale	10	1.6%	n/a	n/a	n/a
Vacant for Rent	12	7.5%	n/a	n/a	n/a

Source: Bureau of the Census and The Nielsen Company

### Characteristics of Rental Housing

Rental housing accounts for 19.0% of the occupied units in the Town outside Village and 42.4% of the occupied units in the Village according to 2000 Census figures. Roughly one-half of rental units in both the Town and Village are two-bedroom. Approximately 61.5% of the Town outside Village's rental units and 56.0% of the Village's rental units are in single and two family structures. The median gross rent in the Town outside Village was \$525 in 2000 and \$452 in the Village.

One factor in assessing general housing needs within a community is the availability of housing choice. A healthy housing market should provide sufficient opportunities to its residents to secure good quality units that address their particular needs in terms of number of bedrooms, location, price and other considerations. As noted above, the generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. The Village's rental vacancy rate in 2000 was above the norm at 12.0% and the Town outside Village's was 7.5%.

The needs of lower income households can best be understood by examining the numbers of cost burdened households in Delhi by income range and tenure. Cost burden is defined as the extent to which gross housing costs exceeds 30% of gross income, based on data published by the Census Bureau.

According to 2000 Census information, 110 households in the Village reported rental housing costs in excess of 30% of income. This represented 36.4% of all renter households. Not surprisingly, the extent of cost burden was significantly greater on lower income households. Households with annual incomes under \$20,000 accounted for 93, or 66.9%, of the households determined to be cost burdened.

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In the Town outside Village, 29 households reported rental housing costs in excess of 30% of income, accounting for 27.1% of all renter households. Households with annual incomes under \$20,000 accounted for 64.3%, of the households determined to be cost burdened.

### Assisted Housing

A small portion of the rental housing within Delhi is provided through subsidized funding sources such as the federal Department of Housing and Urban Development (HUD) and New York State Division of Housing and Community Renewal (NYSDHCR). There are approximately 118 subsidized units located in Delhi (6.5% of total units based on the 2000 Census). General characteristics of these units are presented in the table below.

**Table 13: Subsidized Housing Facility Inventory**

Facility	Total						Subtotal	Subtotal
	Units	0BR	1BR	2BR	3BR	4+BR	Elderly	Non-Elderly
Delhi Manor Apartments	32	0	8	24	0	0	0	32
Delhi Senior Housing Phase II	20	0	20	0	0	0	20	0
Delhi Senior Community Apts	25	0	25	0	0	0	25	0
Village of Delhi Section 8	41							
Totals	118	0	53	24	0	0	45	32

Source: U.S. Department of Housing & Urban Development and NYS Division of Housing and Community Renewal.

### Characteristics of Owner Occupied Housing

There are 411 owner-occupied units in the Village of Delhi, comprising 57.6% of occupied housing in the Village in 2000. The Town outside Village has 632 units comprising 81.0% of occupied housing. Forty percent of the Village's owner-occupied units are three-bedroom and 29.9% are four-bedroom. Likewise, in the Town outside Village, 42.4% of owner-occupied units are three-bedroom and 24.4% are four-bedroom. The majority of owner-occupied units in Delhi are in single family detached structures. According to 2000 Census figures, the vacancy rate of for-sale housing is 3.1% in the Village and 1.6% in the Town outside Village.

In 2010, the estimated median value of an owner-occupied home in the Village was \$138,415. The median value for the Town outside Village was slightly higher at \$140,537. In order to compare market value, 2000 values are adjusted for inflation. After adjusting the 2000 median value for inflation to 2010 dollars, a median value of \$104,846 for owner-occupied units in the Village and \$112,939 in the Town outside Village is calculated. The reported median value in 2000 for the Village was \$82,700 and \$89,084 for the Town outside Village. Within the Village, median value increased by 32.0% and median value in the Town outside Village increased by 24.4%.

The increasing cost of housing also affects homeownership levels. Overall, a total of 67 owner-occupied households (20.2%) in the Village and 48 households (12.9%) in the Town outside Village reported housing costs in excess of 30% of income. Similarly, the extent of cost burden was significantly greater on lower income households. Households with annual incomes under \$10,000

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accounted for 61.0% of Village owner households and 56.5% of Town outside Village households determined to be cost burdened. Given the escalation in housing prices in the years since 2000, it is anticipated that this pattern has worsened.

### For-Sale Housing Market

A listing of homes for sale was obtained through the Otsego Delaware Multiple Listing Service (October 11, 2010). Combined, there were 21 single-family homes and 5 multi-family home listed in the Town and Village of Delhi. There were 12 three-bedroom units with a median asking price of \$264,450. Two four-bedroom units (median asking price \$307,500) were available. Five or more bedroom units (5 total) had a median asking price of \$263,700. There are three two bedroom homes also available for sale (median asking price \$165,000). Further, there are five multi-family homes listed with a median asking price of \$255,000.

Table 14: MLS Listing Homes for Sale, 2010		
Type of Housing	Total	Median Asking Price
<b>Single Family Homes</b>	<b>21</b>	<b>\$259,900</b>
▪ 2 bedrooms	3	\$165,000
▪ 3 bedrooms	12	\$264,450
▪ 4 bedrooms	2	\$307,500
▪ 5 or more bedrooms	4	\$263,700
<b>Multi-Family Homes</b>	<b>5</b>	<b>\$255,000</b>

*Source: Multiple Listing Service of the Otsego Delaware Multiple Listing Service October 11, 2010*

### Housing Affordability

#### Housing Rental Index

Rental housing is generally defined as affordable for a household if it does not cost more than 30 percent of the occupant's annual income on housing costs (housing costs include basic utilities). One measure of affordability is a rental index that calculates the maximum gross rent a household can afford. With a median household income in the Village of \$32,708 in 2000, the average household could afford \$813 per month in rent. With a median gross rent of \$452, the average household in the Village would find rentals to be affordable. Similarly, an affordable rent for the median household income of \$38,673 in the Town outside Village would be \$967. The Town outside Village had a median gross rent of \$525 in 2000.

Table 15: Housing Rental Index						
	Median Gross Rent (2000)/FMR (2010)		Median Household Income		Affordable Rent (30% of Average Monthly Income)	
	2000	2010	2000	2010	2000	2010
Village of Delhi	\$452	1BR-\$596 2BR-\$715	\$32,708	\$44,454	\$818	\$1,111
Town outside Village	\$525	3BR-\$884 4BR-\$1,163	\$38,673	\$45,099	\$967	\$1,127

Source: US Census Bureau (2000), Claritas (2009), US Dept. of Housing & Urban Development.

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According to estimates from Claritas, the estimated median household income for Village residents was \$44,454 in 2010. This translates to a monthly income of \$3,705 for the average Village household. Therefore, Village households are estimated to be able to reasonably afford \$1,111 for rent. According to the U.S Department of Housing & Urban Development (HUD), the Fair Market Rent (FMR) for a two-bedroom apartment in Delaware County in FY2010 is \$715. The FMR for three-bedroom units is \$884 while for a four-bedroom unit the FMR is \$1,163.

Fair Market Rent is an amount determined by HUD to be the cost of modest, non-luxury rental units in a specific market area. At the 2BR FMR rent of \$715 per month (in 2010), a minimum annual income of \$28,600 would be required by a household to afford a typical 2BR unit at 30% of income. Based on the fair market rents for the 2BR unit, the average household in the Village would find rentals to be affordable. The same holds true for the one-bedroom and three-bedroom units, however, the fair market rents for the four-bedroom unit is slightly higher than the rent that would be affordable to the average Village resident. Based on the FMR's and the Town outside Village's estimated 2010 median household income, the average household in the Town outside Village could afford the one-, two- and three-bedroom unit. Like the Village the four-bedroom is slightly higher than the rent that would be affordable to the average household in the Town outside Village.

### Ownership Units Affordability Ratio

In order to determine the affordability of homeowner units, a comparison is made between the median value of homeowner units and median household income. Nationally, a ratio of 2.0 or less is considered "affordable". For instance, for a home costing \$200,000 to be affordable the household should earn an income of \$100,000 to achieve a ratio of 2.0. The affordability ratio for the Village of Delhi equals \$82,700 (median value of homes) divided by \$32,708 (median household income). In 2000 the affordability ratio was 2.53 for the Village. Therefore in 2000, homes in the Village exceeded basic affordability standards. In comparison, the Town outside Village had a slightly lower affordability ratio of 2.30, which also exceeded basic affordability standards. According to 2010 estimates from Claritas, housing prices in the Village and Town outside Village have increased since 2000. The affordability ratio in 2010 was 3.11 for the Village and 3.12 for the Town outside Village.

	Median House Value		Median Household Income		Affordability Ratio	
	2000	2010	2000	2010	2000	2010
Village of Delhi	\$82,700	\$138,415	\$32,708	\$44,454	2.53	3.11
Town outside Village	\$89,084	\$140,537	\$38,673	\$45,099	2.30	3.12

Source: US Census Bureau (2000) and Claritas (2010).

### Key Observations:

- A healthy housing market should provide good quality units that address resident demand in terms of number of bedrooms, location, price and other considerations. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. According to the 2000 census the vacancy rental rates for the Village were 12.0% and the owner vacancy rate was

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3.1%. The Town outside Village vacancy rates were closer to the norm at 7.5% (rental) and 1.6% (for sale).

- Median housing value increased by 32.0% in the Village and by 24.4% in the Town outside Village between 2000 and 2010.
- The Town outside Village and Village both experienced an increase in the affordability ratio in 2010 indicating that homes are becoming less affordable to residents.
- A significant percentage of residents in Delhi are cost burdened – paying in excess of 30% of their income for housing costs.
- There are approximately 118 subsidized units located in Delhi (6.5% of total units based on the 2000 Census).

## New York City Watershed

### Background

The Town and Village of Delhi are located within the Catskill/Delaware Watershed, which supplies New York City with 90% of their drinking water. In 1997, the New York City Watershed Agreement was signed by New York City, the United States Environmental Protection Agency (US EPA), the Coalition of Watershed Towns (including the Town of Delhi), Watershed communities (including the Village of Delhi), and several non-profit environmental organizations. This agreement enables New York City's continued use of unfiltered water and provides for long term protection of the city's water supply. Three primary components of the Memorandum of Agreement (MOA) included the Land Acquisition Program (LAP), Watershed Rules and Regulations, and Watershed Protection and Partnership Programs.

- Land Acquisition Program (LAP): The goal of the LAP is to remove lands in critical areas (relative to water quality) from the pool of developable lands. All acquisitions must involve a willing seller.
- Watershed Rules and Regulations: The Watershed Rules and Regulations are designed to ensure the continued long-term protection of the City's water supply, while minimizing the adverse economic impacts on Watershed communities. Regulations include, but are not limited to, provisions regarding: wastewater treatment plants, septic systems, impervious areas, petroleum and hazardous substance storage, tanks, and commercial/industrial development.
- Watershed Protection and Partnership Programs: in order to achieve the Watershed's agreement overall goal, the Catskill Watershed Corporation (CWC) was created to oversee many programs geared toward state-of-the-art water pollution infrastructure and education and economic development programs to protect water quality and improve quality of life in the Watershed Communities. Funding is also available to assist municipalities in complying with the Watershed Agreement and undertaking

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environmentally and economically sound planning and development. This Joint Comprehensive Plan for Delhi is being funded by the CWC.

According to the Extended New York City Watershed Land Acquisition Program Draft Environmental Impact Statement (EIS), New York City received a Water Supply Permit (WSP) in January 1997 for a ten-year period (through January 2007) with a five year renewal option (through January 2012). Since 1997, EPA has issued several Filtration Avoidance Determinations (FADs) that have continued to place a strong emphasis on land acquisition. In 2007, EPA, in collaboration with DOH and NYSDEC, issued a ten year FAD that required the City to dedicate an additional \$241 million for land acquisition in the Catskill/Delaware System. The 2007 FAD also required the City to apply for a new WSP in January 2010. As a prelude to that permit application, the FAD called for a “long-term land acquisition strategy for the period from 2012 to 2022” to be submitted by September 30, 2009.

With the expiration of the existing WSP in January 2012, NYCDEP submitted an application for a new WSP in January 2010 with permit approval requested prior to January 2012 in order to continue LAP from January 2012 through 2022. It is anticipated that the future WSP would continue to authorize land acquisition in the three watersheds for watershed protection purposes with an emphasis on acquisitions in the Catskill/Delaware System.

### NYCDEP Land Acquisition Program

The goal of the LAP is to acquire fee simple and conservation easements interests in the watershed to protect environmentally-sensitive land. The land and easements acquired are to be maintained in perpetuity as undeveloped land for watershed protection.

Under the MOA, the City was required to solicit at least 355,050 acres of land in the Catskill/Delaware System with specific acreage requirements by basin and priority area. These solicitation requirements were met by 2006 and the City agreed to conduct additional solicitation and re-solicitation on an annual basis as a result of the 2002 and 2007 FADs.

The identification of the most important parcels for acquisition within this vast watershed is an ongoing process based on a number of geographic, topographic, cost and real estate factors. LAP first prioritizes property for solicitation on the basis of its location within the water supply system, followed by site-specific characteristics. These principles are embodied in the Priority Area and Natural Features Criteria provisions of the MOA as discussed below.

- *Priority 1A* – Sub-basins within 60-day travel time to distribution located near reservoir intakes;
- *Priority 1B* – All other sub-basins within 60-day travel time to distribution;
- *Priority 2* – All remaining sub-basins in terminal reservoir basins;
- *Priority 3* – Sub-basins in non-terminal reservoir basins with existing water quality problems; and
- *Priority 4* – All other sub-basins in non-terminal reservoir basins.

Since virtually all eligible lands in Priority Areas (PA) 1 and 2 were solicited while only 75% of lands in Priority 3 and 50% of Priority 4 had been solicited as of 2006, almost all newly solicited lands thereafter derived from the remaining unsolicited lands in PA's 3 and 4. These two PAs are

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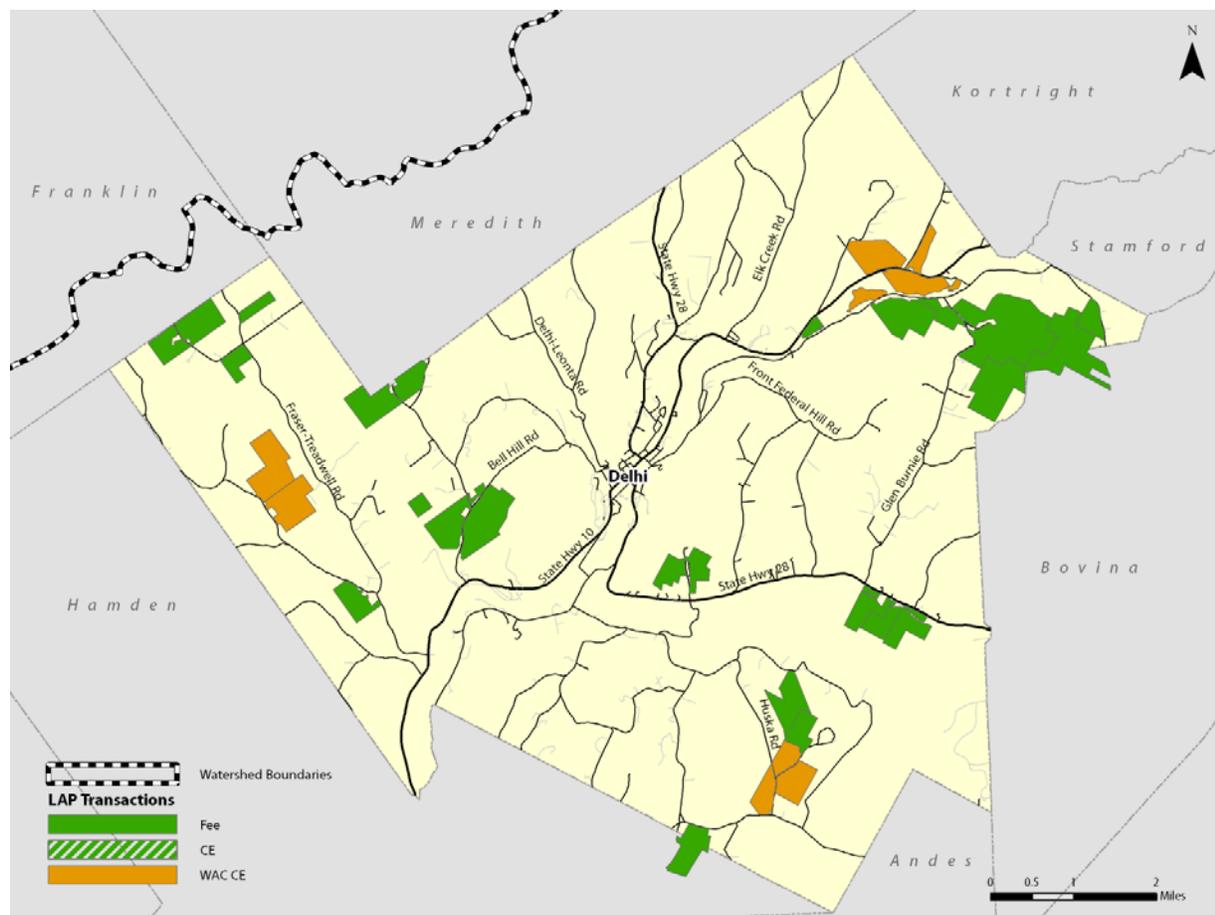
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found in the Cannonsville, Pepacton, Schoharie, and Neversink Basins. Areas of Delhi have been identified as PA 2 and PA 3.

### Hamlet Designations

Under the MOA, West-of-Hudson municipalities had the opportunity to identify Designated Areas, including villages, hamlets, village extension areas and industrial/commercial areas, and separately to determine, by resolution, whether to exclude the City's acquisition of property in through LAP in fee simple in these areas. The intent of the Designated Areas was to "...provide reasonable opportunities for growth in and around existing population centers." There are 2,346 existing acres designated in Delhi as hamlet and the Town is currently proposing to expand this area by 2,759 to 5,105 acres. Pursuant to the 1997 MOA, Delhi designated hamlet areas totaling 2,346 acres, within which NYCDEP cannot acquire land. The area covers the Village of Delhi and the hamlet of Fraser and is the second-largest area designated by any of the watershed towns. This has helped ensure that LAP does not conflict with commercial, civic and community uses within the designated areas.

Through July 2009, 3,594 acres had been acquired in Delhi under the Land Acquisition Program – about 8.7 percent of the Town's total land area. Of the 3,594 acres, 2,731 were fee simple acquisitions and 862 were Watershed Agricultural Council (WAC) agricultural easements.



Source: Extended New York City Watershed Land Acquisition Program DEIS

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As of October 2009, NYCDEP's purchases of land in fee simple in Delhi included 136 acres that had been actively used for agricultural production prior to acquisition. The Department had issued one permit for agricultural use of 50 acres of land it had acquired in fee simple in Delhi. As of July 2009, approximately 862 acres of agricultural land in Delhi was covered by WAC easements.

As of the fall of 2009, NYCDEP had opened a total of 2,634 acres of land acquired under LAP in Delhi for a variety of recreational uses – more than 96 percent of the land that LAP has acquired in fee simple in Delhi.

NYCDEP estimates that through 2022 it is projected to acquire 3,432 additional acres in Delhi either in fee simple or through conservation easements. Based on the percentage of the Town's low-density residential and vacant land that is developable as of 2009, these acquisitions are projected to include approximately 990 acres of developable land – 17 percent of the Town's supply of developable vacant and low-density residential land in 2009. NYCDEP further estimates that WAC could during the same period purchase easements on 519 acres of agricultural land. It is estimated that after taking into account both LAP acquisitions and the land required to support new development, Delhi would still be left with approximately 79 percent of the Town's current stock of developable land.

According to the most recent statistics received by the Delaware County Planning Department from NYCDEP, a total of 5,244.3 acres in the Town outside Village has been acquired under the NYC Watershed Land Acquisition Program (about 13.4% of the Town's total land area). Approximately 3,066.71 acres were fee simple acquisitions, 1,713.86 were WAC agricultural easements and 463.73 were conservation easements.

### **Key Observations:**

- Delhi is located within the Catskill Delaware Watershed, supplying 90% of NYC's drinking water.
- The 1997 Watershed Agreement is intended to ensure the continued long-term protection of the city's water supply, while minimizing the adverse economic impacts on Watershed communities. The Agreement has three primary components: Land Acquisition Program (LAP), Watershed Rules and Regulations, and Watershed Protection and Partnership Programs.
- Under the MOA, West-of-Hudson municipalities can identify Designated Hamlet Areas, including villages and hamlets that the City cannot acquire under the LAP. There are 2,346 existing acres designated in Delhi as hamlet and the Town is currently proposing to expand this area by 2,759 acres to 5,105 acres. The designated Hamlet area covers the Village of Delhi and the hamlet of Fraser and is the second-largest area designated by any of the watershed towns.
- A total of 5,244.3 acres in the Town outside Village has been acquired under the NYC LAP (about 13.4% of the Town's total land area). Approximately 3,066.71 acres were fee simple acquisitions, 1,713.86 were WAC agricultural easements and 463.73 were conservation easements.
- NYCDEP estimates that through 2022 it is projected to acquire 3,432 additional acres in Delhi either in fee simple or through conservation easements.

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### Land Use and Land Management

The Town outside Village largely consists of residential, agricultural, and vacant lands, while the predominant land use in the Village of Delhi is residential, community services and vacant lands.

#### Village of Delhi

The Village of Delhi contains 3.18 square miles of land area, which is equivalent to 2,035.2 acres. The Village maintains assessment data on approximately 750 parcels that contain about 1,999 acres, indicating approximately 36 acres is dedicated to roads and right-of-ways. Approximately 71% of the assessed land area is tax exempt for assessment purposes, indicating that only 580 acres or 29.0% of the total land area are generating real estate taxes.

#### Village of Delhi

Property Class	Acres	Total Assessed Value (A.V.)	Actual Taxable	# parcels	% total acres	% total A.V.	% total taxable
Agricultural	249.30	\$368,862	\$362,604	3	12.5%	0.2%	0.7%
Residential	563.20	\$35,011,489	\$34,443,733	488	28.2%	18.3%	62.1%
Vacant lands	430.10	\$725,341	\$660,041	76	21.5%	0.4%	1.2%
Apartments	13.70	\$2,628,259	\$2,628,259	14	0.7%	1.4%	4.7%
Commercial	55.40	\$17,108,895	\$16,630,445	110	2.8%	9.0%	30.0%
Recreation & Entertainment	0.30	\$23,500	\$0	3	0.0%	0.0%	0.0%
Community Services	486.28	\$134,434,515	\$113,525	49	24.3%	70.4%	0.2%
Industrial	21.40	\$53,500	\$53,500	2	1.1%	0.0%	0.1%
Public services	2.40	\$653,025	\$545,525	4	0.1%	0.3%	1.0%
Conservation	176.70	\$35,340	\$0	1	8.8%	0.0%	0.0%
Totals	1,998.78	\$191,042,726	\$55,437,632	750	100.0%	100.0%	100.0%

Source: Assessor's Database (2010).

#### Agricultural Land

There are 3 parcels of agricultural land comprising 249 acres in the Village of Delhi. Agricultural land accounts for 12.5% of the land in the Village. According to the assessor's database, 63.1% of agricultural land is in a dairy farm and the remaining land is classified as other livestock.

#### Residential Land

Residential activities utilize approximately 563 acres and account for about 28% of the assessed land area in the Village. These uses generate 62.1% of the taxable assessed value of all land uses in the Village. Multi-family residential apartments are categorized as apartments and comprise nearly 14 acres (0.7% of the total acreage) and account for 4.7% of the taxable assessed value in the Village. Combined, these residential uses total 576.9 acres (28.9% of total) and 66.8% of the Village's total taxable assessed value.

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### Vacant Land

Vacant land in the Village of Delhi includes 76 parcels consisting of 430.10 acres of land. It accounts for approximately 21.5% of the total acreage in the Village. Of the 430.10 acres of vacant land, 36.8% is residential vacant land, 22.1% is other rural vacant lands, 20.2% is in residential vacant land over 10 acres, and 16% is abandoned agricultural land.

### Commercial Land

There are 110 parcels of commercial land comprising 55.40 acres in the Village (2.8% of the total land area in the Village). Of the 55.4 acres of commercial land, 31.0% is classified as multiple use or multipurpose building and 21.6% is in retail services. Commercial uses account for 30% of the taxable assessed value in the Village.

### Recreation and Entertainment

Lands in recreation and entertainment include 3 parcels accounting for 0.3 acres of land (0.02% of the total land in the Village). According to the assessor's database this includes three parks.

### Community Services

Approximately 24.3% of the Town's land is in community services. There are 49 parcels of land comprising 486.28 acres. The assessor's database reports that 37.7% of community service land is in schools (elementary and secondary), 23.4% is in colleges and universities, and 16.7% is identified as a government.

### Industrial

There are 2 industrial parcels comprising 21.4 acres of land in the Village (1.1% of the total land in the Town). Both parcels are defined as mine/quarry.

### Public Services

Lands in public services include 4 parcels of land accounting for 2.4 acres of land in the Village (less than 1% of the total land in the Village). According to the assessor's database, the public services land is in water supply and telephone. Water supply is defined as Land used for the accumulation, storage, transmission or distribution of water for purposes other than flood control or production of electricity (e.g., aqueducts and pipelines).

### Conservation Land

Conservation land includes 1 parcel consisting of 176.7 acres (8.8% of the total land in the Village). According to the assessor's database, this parcel of land is identified as private wild and forest lands except for private hunting and fishing clubs.

## **Town Outside Village**

The Town outside Village contains 64.61 square miles of land area, which is equivalent to 41,350.4 acres. The Town outside Village maintains assessment data on approximately 1,434 parcels that

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contain about 39,022 acres, indicating approximately 2,328.24 acres is dedicated to roads and right-of-ways. Approximately 13.1% of the assessed land area is tax exempt for assessment purposes.

### Town outside Village

Property Class	Acres	Total A.V.	Town Tax	# parcels	% total acres	% total A.V.	% total Town tax
Agricultural	9,157.51	\$9,447,395	\$8,078,840	90	23.5%	6.8%	6.7%
Residential	16,202.70	\$72,050,158	\$70,388,652	856	41.5%	51.6%	58.0%
Vacant lands	9,768.50	\$10,722,826	\$10,134,278	408	25.0%	7.7%	8.3%
Apartments	31.46	\$667,920	\$667,920	4	0.1%	0.5%	0.6%
Commercial	185.40	\$6,323,195	\$6,242,335	22	0.5%	4.5%	5.1%
Recreation & Entertainment	194.39	\$475,946	\$475,946	2	0.5%	0.3%	0.4%
Community Services	547.61	\$6,475,719	\$78,625	18	1.4%	4.6%	0.1%
Industrial	74.54	\$3,441,475	\$2,746,850	5	0.2%	2.5%	2.3%
Public services	395.42	\$28,588,909	\$21,553,209	14	1.0%	20.5%	17.7%
Conservation	2,464.63	\$1,501,070	\$1,060,429	15	6.3%	1.1%	0.9%
Totals	39,022.16	\$139,694,613	\$121,427,084	1434	100.0%	100.0%	100.0%

Source: Assessor's Database (2010).

#### Agricultural Land

There are 90 parcels of agricultural land comprising 9,157.51 acres in the Town outside Village. Agricultural land accounts for 23.5% of the land in the Town outside Village. According to the assessor's database, 62.1% of agricultural land is in dairy farms, 21.1% is vacant farmland and 10.9% is in cattle farms.

#### Residential Land

Parcels assessed as residential account for 41.5% of the land in the Town outside Village. The assessor's database reports that 71.3% of residential land is classified as rural residential. Approximately 12.2% of residential land is single family residential and 11.8% is seasonal residential. Multi-family residential apartments are categorized as apartments and comprise 31.46 acres (0.1% of the total acreage). Combined, these residential uses total 16,234.16 acres (41.6% of total).

#### Vacant Land

Vacant land in the Town outside Village includes 408 parcels consisting of 9,768.50 acres of land. It accounts for approximately 25.0% of the total acreage in the Town outside Village (second highest behind residential uses in the Town outside Village). Of the 9,768.50 acres of vacant land, 46.5% is abandoned agriculture and 29.6% is residential vacant land over 10 acres in rural areas.

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### Commercial Land

There are 22 parcels of commercial land comprising 185.4 acres in the Town outside Village (less than 1% of the total land in the Town outside Village). Of the 185.4 acres of commercial land and 34.1% is classified as warehouse, 23.2% is in dealerships (sales and services other than auto with large sales operation).

### Recreation and Entertainment

Lands in recreation and entertainment include 2 parcels accounting for 194.39 acres of land (less than 1% of the total land in the Town outside Village). The majority of this land is classified as golf course.

### Community Services

Approximately 1.4% of the Town outside Village's land is in community services. There are 18 parcels of land comprising 547.61 acres. The assessor's database reports that 65.5% of community service land is in colleges and universities, 10.7% is in homes for the aged, and 9.4% is identified as government.

### Industrial

There are 5 industrial parcels comprising 74.54 acres of land in the Town outside Village (less than 1% of the total land in the Town outside Village). The majority of this land is defined as manufacturing.

### Public Services

Lands in public services include 14 parcels of land accounting for 395.42 acres of land in the Town outside Village (1% of the total land in the Town outside Village). According to the assessor's database, the majority of public services land is in electric transmission improvement.

### Conservation Land

Conservation land includes 15 parcels consisting of 2,464.63 acres (6.3% of the total land in the Town outside Village). According to the assessor's database, the majority of wild and forested land is identified as private wild and forest lands except for private hunting and fishing clubs.

### Protected Land

As previously mentioned, Delhi is located in the Catskill/Delaware Watershed. This region supplies 90% of New York City's drinking water. In order to enable New York City's continued use of unfiltered water, a Watershed Agreement was signed in 1997 for long term protection of the City's water supply. One of the primary components of the Watershed Agreement is the Land Acquisition Program (LAP). The LAP is designed to remove lands in critical areas (relative to water quality) from the pool of developable lands.

According to the most recent statistics received by the Delaware County Planning Department from NYCDEP, a total of 5,244.3 acres in the Town outside Village has been acquired under the NYC

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Watershed Land Acquisition Program (about 13.4% of the Town's total land area). Approximately 3,066.71 acres were fee simple acquisitions, 1,713.86 were WAC agricultural easements and 463.73 were conservation easements.

### Land Management and Zoning

This section is designed to provide a basic description of the existing zoning laws and relevant local laws for the Town and Village of Delhi in terms of their purposes and intents, and administrative procedures. The following table summarizes the existing plan and land use regulations by the Town and Village of Delhi. A more specific discussion of the zoning in the Town and Villages follows the table.

<b>Table 17: Existing Plans and Land Use Regulations</b>		
Plans and Regulations	Village of Delhi	Town of Delhi
Comprehensive Plan	Yes, 2000	Yes, 1999
Zoning	Yes, 1968, Chapter 300 Zoning Law, Last Amendment 2010	Yes, 1990, Zoning Ordinance – Last Amended 2002
Subdivision Regulations	Yes, Chapter 255 Subdivision of Land	Yes, Subdivision Regulations
Site Plan Review	Yes, Chapter 243 Site Development Plan Approval	Yes, Article VII of Zoning Ordinance
Flood Plain Management	Yes, Chapter 153 Flood Damage Prevention	?
Sign Regulations	Yes, Section 300-46 of the Zoning Law	Yes Section 540 Signs of the Zoning Ordinance
Architectural Review/Design Control	No	No

### Town of Delhi Zoning Ordinance

The Town adopted its Zoning Ordinance on August 13, 1990 and amended it in April 2002. The purpose of the Town's Zoning Ordinance is set forth in Article I. Provisions, Section 103 and states that the purpose of this Zoning Ordinance, its regulations and its zoning districts as outlined on the zoning map is to:

- Protect and promote the public health, safety, and general welfare of the town consistent with the objectives of Town Law 263,
- Guide the future growth and development in accordance with a comprehensive plan,
- Protect the character and the social and economic stability of all parts of the town, and to encourage the orderly and beneficial development of all parts of the town,
- Protect and conserve the economic and aesthetic value of land and buildings appropriate to the various districts established by this ordinance,
- Minimize conflicts among the uses of land and buildings,

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- Provide a guide for public policy and action in the efficient provision of public facilities and services, and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings,
- Prevent the pollution of air, streams and ponds to assure the adequacy of drainage facilities; to safeguard the water table and to encourage the wise use and sound management of the town's natural resources in order to preserve the integrity, stability and beauty of the community and the value of the land,
- Preserve the natural beauty of the topography of the town and to insure appropriate development with regard to these natural features,
- Encourage and make suitable provisions for the accommodation of solar energy systems and equipment and access to sunlight necessary therefore.

Article IV. District Regulations discusses four districts: Residential (R), Rural I (R-1), Rural III-V (R-3/5), and the Development Limitations-Overlay (DL). The purpose and description of each district is summarized below.

**Residential (R)** - This district includes all lands where concentrated rural residential development has occurred. More specifically, these areas are identified on the Zoning Map and are commonly known as Hamilton's, Sherwoods, Tanglewood Lake, Delside Acres, and a strip along Route 28 north of the Village of Delhi. The purpose of this district is to protect and maintain the residential character of these neighborhoods. Uses permitted as of right include single-family and two-family dwelling units, forest and wildlife management, and flea market. Uses permitted with a special use permit include bed and breakfast, public facilities, public parks and recreational facilities, religious institutions, business/professional offices, model homes and outdoor recreation. The minimum lot size is 30,000 square feet with a maximum building height of 35 feet.

**Rural I District (R-1)** - This district includes all lands located within 500 feet of the selected public highways shown on the district map and with direct frontage and direct access to the public road. The purpose of this corridor district is to allow for a variety of mixed uses that, when developed, would be appropriate for the existing traffic type and volume and quality of road surface. Uses permitted as of right include single-family and two-family dwelling units, agricultural-commercial, farms, forest and wildlife management, and flea market. Uses permitted with a special use permit include such uses as multi-family dwellings, mobile home parks, condominiums, townhouses, commercial nursery/greenhouse, public facilities, airport/heliport, health care, parks and recreation facilities, animal hospital, business/professional office, car wash, hotel, junkyard, retail trade, resort, shopping center, motor vehicle repair shop, and service establishment. The minimum lot size is one acre with a maximum building height of 35 feet.

**Rural III-V (R-3/5)** - This district includes all lands not described as part of any other district. In general, this district includes most of the undeveloped land in the town of Delhi. The purpose of this district is to permit only low density, residential development and limited commercial development. Uses permitted as of right include the uses allowed in the Rural I District. Uses permitted with a special use permit include such uses as multi-family dwellings, mobile home parks, condominiums, townhouses, commercial nursery/greenhouse, public facilities, airport/heliport, health care, parks and recreation facilities, animal hospital, business/professional

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office, hotel, junkyard, retail trade, resort, motor vehicle repair shop, and service establishment. The minimum lot size is five acres with a minimum building height of 35 feet.

Development Limitations Overlay (DL) – This overlay district includes flood hazard areas, freshwater wetlands, steep slope areas (15% or more) and high elevation areas (2000 ft or greater). The purpose of this overlay zone is to protect the town from overdevelopment in and around natural areas and manmade areas important to the people of the Town of Delhi. Permitted principal uses are the same as the underlying district. The lot sizes in the Overlay District shall be calculated by whichever of the following two methods produces the greater number of subdivision lots:

- The number of subdivision lots permitted shall be calculated by dividing the net developable acreage by the minimum district lot size. Net developable acreage shall be calculated by subtracting the total acreage within the Development Limitations Overlay District(s) from the total parcel acreage. Minimum lot size shall be the same as the underlying district.
- When an entire parcel lies within a Development Limitations Overlay District, the minimum lot size shall be two times (2x) the underlying district.

### **Village of Delhi Zoning Law**

The Village adopted its Zoning Law on June 13, 1968. The purpose of the Town's Zoning Ordinance is set forth in Article I. Establishment of Districts; Map; Purpose, Section 300-4 and states that: The zoning regulations and districts herein set forth and as outlined upon said Zoning Map are made in accordance with a Comprehensive Plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, as to the character of each district and its suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the Village.

The Village of Delhi has nine districts: Agricultural and Rural Residence AR, Residence Districts R-1, Residence Districts R-2, Residence Districts R-3, General Business Districts B, Industrial Districts I-1 and I-2, Land Conservation Districts L-C, and Planned Development Districts P-D. Each district is described in its own Article of the Zoning Law as follows:

Article III Agricultural and Rural Residence Districts AR – This district is primarily for agriculture and nonfarm or suburban residential uses. Permitted uses include: Any form of agriculture, animal husbandry or horticulture, including the storage, processing and sale of farm products; one-family dwelling and its accessory buildings and uses, two-family dwellings, production of forest products and forest industries, public and private parks, playgrounds, recreational camps, golf course and tennis courts, ski tows, and motels. Uses permitted with a Special Use permit include: Air landing field, animal hospital, beds and breakfasts, crematorium, dental clinic, drive-in outdoor theater, educational institution, hospital, medical clinic, mobile home parks, nursery school, nursing home, private athletic field, private commercial automobile parking lot, public buildings, public parks,

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quarry, radio or television transmission facilities, riding academy, sanatorium, and stables. Minimum land area per dwelling unit is 40,000 square feet and the height requirement is for each foot that the height of a building or other structure exceeds 35 feet, the total width of the two side yards shall be increased by two feet.

Article IV Residence District R-1 – The R-1 District was established to provide for the development of residential neighborhoods occupied primarily by single-family residences. It is contemplated that all residences in these districts shall be served by public water supply and public sewage disposal facilities. Permitted uses include one-family dwelling units and agriculture. Uses permitted with a special use permit include: beds and breakfasts, bus passenger shelter, churches, educational institutions, electric substation, public buildings, public parks and noncommercial recreation facilities and primary and secondary schools. The minimum lot size is 15,000 square feet with a maximum height of 30 feet.

Article V Residence District R-2 – The R-2 District was established to provide for the development of residential neighborhoods occupied by all types of residential structures, together with certain additional uses which are supporting to and compatible with residential neighborhoods. It is contemplated that all residences in these districts shall be served by public water supply and public sewage disposal facilities. In addition to the uses allowed in the R-1 District, the R-2 District also allows two-family dwelling units. Uses permitted with a special use permit include those allowed with a special use permit in the R-1 District and a clubhouse, mobile home parks, private athletic fields, private or commercial automobile parking lot, and radio or television transmission facilities. The minimum lot size is 11,000 square feet for a single family home, 15,000 for a two-family home, 4,000 for three or four dwelling units and 3,500 for units containing more than 4 units. The maximum height in this district is 35 feet.

Article VI Residence Districts R-3 - The Residence Districts R-3 are established to provide for uses similar to those of Residence Districts R-2; however, at somewhat higher densities. Furthermore, certain additional uses are included for R-3 Districts under the special permit procedures. It is contemplated that all residences in these districts shall be served by public water supply and public sewage disposal facilities. In addition to the uses allowed in the R-2 District, the R-3 District also allows row or town house dwellings and multifamily dwellings. Uses permitted with a special use permit include those allowed with a special use permit in the R-2 District and dental clinic, hospital, medical clinic, nursery school and nursing homes. The minimum lot size is 7,500 square feet for a single family home, 9,000 square feet for a two-family home, 3,000 square feet for three or four dwelling units, and 2,500 square feet for units containing more than 4 units. The maximum height is 60 feet in this district.

General Business Districts B - The General Business Districts B are established to provide districts to accommodate general retail, service, finance, insurance and real estate and related structures and uses. It is contemplated that under usual circumstances these districts will be established only in areas served by public water supply and public sewage disposal facilities. In addition to the uses allowed in the R-3 District, the B District also allows Professional offices, barbershops, beauty parlors, drive-in banks and drive-in building and loan associations, automatic coin laundry or dry-cleaning establishments where not more than five persons are employed and where no flammable cleaning fluids are used, drugstores, fruit markets, grocery stores, hardware stores, meat markets, self-service laundries, shoe repair shops, Places of amusement or assembly, theaters other than drive in, offices, restaurants, hotels, or motels, any retail business or retail service, including the

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making of articles to be sold at retail on the premises, provided that any such manufacturing or processing shall be incidental to a retail business or service and not more than five persons shall be employed in such manufacturing or processing and public garages, motor vehicle sales, new and used and motor vehicle stations. Uses permitted by special use permit include drive in business (not including drive in outdoor theaters) and sidewalk cafes. The minimum lot size for residential uses is the same as in the R-3 District and the maximum height is 60 feet.

Article VIII Industrial Districts I-1 and I-2 - The Industrial Districts I-1 and I-2 are primarily for heavy commercial and light industrial uses whose activities do not usually constitute a fire hazard or emit smoke, glare, noise, odor or dust or in other ways constitute a nuisance or are not detrimental to neighboring properties. Industrial District I-1 allows uses and buildings and other structures permitted therein include all those permitted in any of the other classes of district except churches, schools and adult uses. Industrial District I-2 allows uses and buildings and other structures permitted therein include all those permitted in any of the other classes of district except churches, schools. The I-2 District also allows sexually oriented businesses subject to additional regulations. There is no limit on the height of buildings or structures in the I-1 and I-2 District, except that no structure exceeding 40 feet in height shall be built on upper Route No. 10 without approval of the Board of Appeals.

Article IX Land Conservation Districts L-C - The purpose of the Land Conservation District is to delineate those areas where substantial development of the land in the way of buildings or structures is not desirable because of special or unusual conditions of topography, drainage or floodplain or other natural conditions, whereby considerable damage to buildings or structures and possible loss of life may occur due to the processes of nature and because of the lack of proper facilities or improvements resulting in the land not being suitable for development at the present time, where such facilities or improvements must be undertaken on an area-wide rather than individual parcel basis in order to serve adequately at a reasonable cost to the Village. To promote these purposes in Land Conservation Districts, no building or other structure shall be built or land used, and no building shall be built, altered or erected to be used for any purposes other than that of:

- Farm or other agricultural operation, including gardens, nurseries, greenhouses and usual farm accessory buildings, not including dwellings or buildings housing farm animals or fowl.
- Park, playground, athletic field, golf course, riding academy, game preserve and other similar uses, including usual accessory buildings.
- Municipal or public utility structures or facilities

The minimum lot size is 40,000 square feet. For each foot that the height of a building or other structure exceeds 35 feet, the total width of the two side yards shall be increased by two feet.

Article X Planned Development Districts P-D - The purpose of the PD District is to permit the establishment of areas in which diverse uses may be brought together in a unified plan of development. In Planned Development Districts, land and buildings may be used for any lawful purposes, as determined by the Village Board. The PD District is a minimum of 5 acres.

### Key Observations:

- In terms of acreage, residential uses comprise 28.2% of the land area in the Village and community services account for 24.3% of the land area. In comparison, residential uses comprise 41.5% of the Town outside Village land area and 25% is vacant land.
- Approximately 71% of the assessed land area in the Village of Delhi is tax exempt for assessment purposes, indicating that only 580 acres or 29.0% of the total land area are generating real estate taxes. Only 13.1% of the assessed land area in the Town outside the Village is tax exempt for assessment purposes.
- The Village of Delhi Zoning Law provides nine districts including four residential districts, two industrial districts, a business district, one land conservation district and a planned development district. The Town of Delhi Zoning Ordinance provides three districts and one overlay districts.
- Neither the Town nor the Village has design standards or guidelines to guide commercial development.
- There is no mention of adult uses in the Town's Zoning Ordinance.

## Natural Resources and Environment

*Note: Some of the information in this section is from the Village's 2000 Comprehensive Plan, the Town's 1999 Comprehensive Plan and the Town and Village 1966 Comprehensive Plan.*

### Climate

The Town and Village of Delhi are located in a humid, temperate climate characterized by four distinct seasons. Local temperatures generally range from an average daily temperature of 23 degrees Fahrenheit (F) in winter to 66 degrees F in the summer. Average annual daily minimum temperature is 34.2 degrees F with an average high maximum temperature of 57.2 degrees F. Annual precipitation is approximately 44 inches, while the average seasonal snowfall is 100 inches.

### Topography

The Town and Village of Delhi is part of the Appalachian Plateau west of the Catskill Mountains. While topography in the heart of the present day village is level, it quickly becomes steep beyond it. The USGS topographic map for this area indicates an elevation range of 1,380 to 3,020. The minimum elevation occurs in the heart of the Village. The maximum elevation occurs in the northwestern part of the Village between Franklin and Meredith Streets. There are several areas of high elevation in the Town including "Craig Hill", "Bramley Mountain", "Federal Hill", "Betts Hill", "Boomer Hill" and "Scotch Mountain." Bramley Mountain represents one of the greatest relief to be found with an elevation of 2,817 feet above sea level. Areas along many of the rivers, creeks and brooks, including but not limited to the West Branch of the Delaware River, Elk Creek, East and West Platner Brooks and along Front Federal Hill Road have slopes in the 2,200 foot range. The lowest point (approximately 1,300 feet) is along the West Branch of the Delaware River where it

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crosses the border with the Town of Hamden. Given that the Town of Delhi in general has a fairly rugged terrain, this makes for significant development limitations for the area.

### **Soils**

Soils within the Town and Village of Delhi fall within two general categories – Willdin-Lewbath-Mongaup and Lackawanna-Wellsboro. As described in the *Soil Survey of Delaware County*, the general soils map unit – Willdin-Lewbath-Mongaup is gently sloping to very steep, moderately deep and very deep, well drained and moderately well drained, medium textured soils on uplands above 1,750 feet. Soils in this unit formed in glacial till derived from grayish sandstone, siltstone and shale. The landscape is characterized by gently sloping to very steep hillsides and hilltops. Slopes range from 2 to 55 percent.

The Lackawanna-Wellsboro has gently sloping to very steep, very deep, well drained and moderately well drained medium textured soils on uplands below 1,750 feet. Soils in this unit formed in glacial till derived from reddish sandstone, siltstone and shale. The landscape is characterized by soils with smooth, convex and concave slopes on hillsides and hilltops. Slopes range from 2 to 55 percent.

### **Surface Water Resources**

The water system of Delhi consists entirely of Delaware River tributaries (East and West Branches) and sub-tributaries such as the Little Delaware. Water quality, as a practical matter, is very high. This is why New York City has been able to avoid filtering its water supply. The West Branch of the Delaware River flows approximately 90 miles through New York and Pennsylvania. It rises in Schoharie County and generally flows southwest into Delaware County past Stamford and into Delhi and then on into Deposit where it forms the Cannonsville Reservoir. In Hancock it joins the East Branch to form the Delaware River. The River bisects the Town and Village of Delhi in a northwesterly/southwesterly direction flowing approximately 12 miles through the Town and Village. The River is the Village's principal surface water resource as well as an integral component of its character. Steele Brook empties into the River north of Depot Street. The stretch of River in Delhi is a state-designated Class C (T) waterway. The best usage of Class C waters is fishing. These waters shall be suitable for fish propagation and survival. The water quality may be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes. The (T) refers to trout and their existence in these waters. The River is stocked yearly by the Department of Environmental Conservation with yearling and older brown trout and is considered one of the best fly fishing trout streams in the United States, based on its cold water springs and deep pools.

Approximately 95% of the Delhi's water drains into the West Branch of the Delaware River and the Cannonsville Reservoir. The other 5% falls into the East Branch of the Delaware River and eventually into the Delaware Bay, with the exception of those flows diverted to the New York City water supply system.

Other streams and rivers found in Delhi include the Little Delaware River, Platner's Brook, East Platner's Brook, West Platner's Brook, Elk Creek, Falls Creek, Kidd Brook, Peake's Brook, Bagley Brook, Honest Brook, Dry Brook, Hughes Brook and Toll Gate Brook.

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### *Wetlands*

There are no state-designated wetlands in the Village, however in the Town there are State and Federal wetlands, many of which are found along streams, including the West Branch of the Delaware River, Elk Creek, Toll Gate Brook, West Platner Brook and East Platner Brook. Increasingly stringent regulations of smaller and smaller parcels designated as wetlands present serious development obstacles. However, creative use of these wetlands for stormwater retention, recreation, (e.g. golf course features) and other types of surface water treatment can make them potential assets to development. Wetlands provide important wildlife habitats, opportunities for recreation and valuable open space. Wetlands also play an important role in flood control and in improving water quality as they are natural sponges able to absorb large quantities of run-off and filter out impurities and sediments.

### *Flood Plains*

The National Flood Insurance Program Flood Insurance Rate Maps, provided by the Federal Emergency Management Agency, for the Town and Village of Delhi indicates that several areas lie within the 100-year flood plain. Areas include along both the West Branch of the Delaware and Little Delaware Rivers. For more detailed location of flood plains, see the Wetlands and Floodzones Map within this plan.

### **Hazardous Waste**

The New York State Department of Environmental Conservation has no hazardous waste issues listed in Delhi.

### **Key Observations:**

- Elevations range from 1,380 to 3,020 feet in Delhi. While the heart of the Village is relatively level, the Town of Delhi in general has a fairly rugged terrain, making for significant development limitations for this area.
- Water quality is high and a major reason why New York City has been able to avoid filtering its water supply.
- Areas along both the West Branch of the Delaware and Little Delaware Rivers lie within the 100-year flood plain.
- The Town outside the Village has areas that are classified as state and/or federal wetlands. Although they present serious development obstacles, they also play an important role in flood control and improving water quality.

### Historic Resources

*Note: Some of the information in this section is from the Village's 2000 Comprehensive Plan and the Town's 1999 Comprehensive Plan.*

According to the 1999 Town of Delhi Comprehensive Plan, the Town of Delhi was formed originally from the Towns of Walton and Kortright on March 23, 1798. Portions of Bovina and Hamden were included later and the present boundaries were set in 1825. "Judge Foote, who was in the Legislature of 1796-97 from Ulster County, was instrumental in the formation of Delaware County, and was much interested, with many others, in the location of its county seat. The judge ... was appointed to give a name to the town ... and the clique with which he boarded and was intimate requested him to allow them to suggest a name.... His nick-name was "The Great Mogul," and they, knowing he was to reside here, suggested the name of Delhi, that being the city of the Mogul, and he, agreeable to his promise, so named it. The industrial beginnings of the Town revolved around sawmills. These were very numerous before 1800. The first mill was erected by Judge Gideon Frisbee at the mouth of Elk Creek in 1788, and others quickly had mills by which large floats of lumber were prepared for the Philadelphia market or to be used for the growing settlement. A grist-mill was erected in 1797-98 at the foot of the falls. Daniel Mabie was an early settler, and made superior brick for settlers in the late 1790's."

The Village of Delhi's origin stems from the 1797 statute that created Delaware County. There was strife between three sections of the town as to where the Village should be located. "A compromise was made, and a law passed that the county building should be established within two miles of the Little Delaware, and the present Public Square and Village are the result." The act to incorporate the Village was passed March 16th, 1821. As the County seat, Delhi was the center of social and political events, perhaps most notable being the Anti-Rent War between absentee landlords and tenant farmers.

A number of historical structures are located within both the Village and the Town. These include Fitches Bridge, a covered structure across the West Branch of the Delaware, various schoolhouses and the Delaware Historical Association's Judge Gideon Frisbee's house and barn, the Amos Wood Gun Shop and the Husted Hollow School House.

### National Register of Historical Places

The National Historic Preservation Act and New York State Historic Preservation Act establish criteria by which buildings, sites, and structures are determined historic. In order to be designated historic, and listed in the National and State Registers of Historic Places, buildings, structures, sites and neighborhoods are evaluated through a formal survey and nomination process, and, if determined significant based on the established criteria, are designated. Listed resources are afforded a basic level of protection from federal and state actions, but local regulation is needed to prevent demolition and other adverse actions.

National and State Register-listed historic resources in the Town and Village of Delhi include the following properties:

- Christian Church (Fitches Bridge Church) – Located on the south side of NY 10 in the hamlet of East Delhi. The small church is sited on a slight rise close to the road, with the slopes on

the side and rear elevations marked by trees. The church was constructed in 1860. The core of the building represents a typical mid-nineteenth century church design in the region, embodying forms and embellishments typical of the Greek Revival style; however, its overlay of assertive Gothic Revival decoration creates the dominant visual image of the building today. The small wood-frame building is of post and beam construction and sits on a dry-laid stone foundation. It is significant for its distinctive blend of Greek Revival and Gothic Revival styles and for its long association with the history of the hamlet of East Delhi.

- Delaware County Courthouse Square District – A distinctive and unspoiled grouping of 19<sup>th</sup> century governmental, commercial and religious structures centered around an open space. Built upon the village green are the county courthouse and clerk’s office, the sheriff’s office and jail, and a bandstand. The Courthouse Historic District portrays a significant chapter of county development within the rural confines of a small village. The area is a typical small town courthouse square with the Courthouse in the center and is surrounded by a combination of governmental, religious, and commercial structures that represent the center of county and village life.
- First Presbyterian Church – Located on the west side of Clinton Street in the Village of Delhi, the church is a large wood-frame building on a cut-stone foundation. The church is significant as an outstanding example of ecclesiastical architecture designed by prominent architect Isaac G. Perry and for its association with the early history and development of the Village. The church was constructed in 1880-82.
- Fitches Covered Bridge - Located on Fitches Bridge Road in East Delhi, the wood plank framed, gable roofed, single span bridge was originally erected in the Village in 1870 to carry vehicular traffic on Kingston Street across the West Branch of the Delaware River. The Bridge remained at this location until 1885 when it was replaced and moved 3 miles further upstream (northeast). Fitches Covered Bridge is significant as a rare and substantially intact example of rural vernacular bridge design and construction in the Catskill region. It is also one of only 10 examples of its type and method of construction remaining in New York State.
- Judge Gideon Frisbee House – Located on NY Route 10, the Frisbee House is headquarters of the Delaware County Historical Association (see additional information below). It is the main building of a museum complex. A two-story clapboarded frame structure with a rectangular main section five bays wide and two bays deep, the house also has a one and half story wing of later construction added to the back (west elevation). The architectural style could be described as plain Federal with its thin and delicate classical detailing overlaying a basically Georgian format. The present house was constructed sometime just prior to 1798 on the site of an earlier log dwelling house. Gideon Frisbee (1758-1828) was a prosperous lumber merchant and land developer.
- Murray Hill – Murray Hill, a villa in the Italian style, is set on a secluded hillside plateau overlooking the village of Delhi to the west. The villa is irregular in plan, consisting of a two-story, ell-shaped main block with lower wings extending from the south side and rear. The house and two outbuildings are set on 78 acres overlooking the Village. It is a well-preserved example of a mid-nineteenth century gentleman’s country estate. The gracious main house, constructed in 1867, is essentially a vernacular farmhouse with Italianate

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detailing. It was the home of William Murray, prominent as justice of the New York State Supreme Court from 1868 to 1887.

- St. John's Church Complex – Located on 136 Main Street, the complex is an architecturally significant building ensemble exhibiting distinguished nineteenth and early twentieth century ecclesiastical and residential design. The property includes a finely detailed Richardsonian Romanesque chapel designed by Burling and Whitehouse Architects of Chicago, a Queen Anne and Shingle Style rectory from 1891, a compatible Gothic Revival addition to the chapel designed by Norman Sturgis and built in 1936, and several support buildings and features including a ca. 1891 stone staircase, a 1927 parish house and a contemporaneous car garage.
- US Post Office – Delhi – Located at 10 Court Street, the post office is a contributing building within the Delaware County Courthouse Square Historic District (NR listed 1973). The post office is a symmetrically massed one-story brick building with a stone watertable. Constructed in 1938-9, the Delhi Post Office is architecturally significant as an intact representative example of the federal architecture erected as part of the public works projects initiated by the US government during the Great Depression of the 1930's. It is a simple but well proportioned and finely detailed building design in the Colonial Revival style.
- West Delhi Presbyterian Church, Manse, and Cemetery – The West Delhi Presbyterian church, manse, and cemetery are located on both sides of Sutherland Road east of its intersection with Treadwell Road (CR 16) in the northwest corner of the Town of Delhi. The West Delhi Presbyterian is a one-story wood-frame building constructed in 1892. The manse is located on the south side of Sunderland Road, southwest of the Church. The manse is a large two-story wood-frame building with a cross gabled plan that was constructed c1840s. The cemetery is located immediately behind the church. The Church is significant as a distinctive intact example of late nineteenth century religious architecture in Delaware County and for its association with the history of the Town of Delhi.

### Delaware County Historical Association

The Delaware County Historical Association (DCHA), founded in 1945, is a private, non-profit organization that collects, preserves and presents the history and traditions of Delaware County and the surrounding region. DCHA is home to 7 historic buildings including the 1797 Frisbee House and barn, blacksmith shop, nineteenth-century gun shop, school house, turnpike tollgate house, Christian Church at Fitch's Bridge as well as two exhibit galleries, research library and archives, gift/book shop, nature trail and much more. DCHA serves a variety of audiences through the restoration of historic structures; the collection, care and exhibition of historic objects and archival materials; the documentation of living traditions, folk arts, social history and vernacular architecture; and the production of exhibits, publications and programs. Today, DCHA has over 600 members and presents the history and folk life of the county through the site's historic buildings, exhibits, programs and publications.

### Key Observations:

- Delhi is home to nine historic buildings or sites that are listed on the National and State Registers of Historic Places.

## Infrastructure

### Transportation

#### *Streets and Highways*

There are two key thoroughfares linking the Town and Village of Delhi to the larger region. New York State Route 10 runs southwest/northeast from Walton through Delhi and continuing through Hobart and Stamford and on through the County. New York State Route 28 follows southeast to northwest through Delaware County, coming from Margaretville into Delhi and then further west through Meredith and into Oneonta. Route 10 crosses Route 28 in the Village of Delhi. The Town is also served by several County routes, including Routes 14, 18, 16 and 2.

Traffic count information for state highways is collected by the New York State Department of Transportation (DOT). Because the counts vary in the number of days calculated and the number of highways counted each year, DOT uses a unit of measurement known as the Average Annual Daily Traffic, or AADT, to show the number of vehicles traveling over a designated section of highway.

Route	Section Length	Start Description	End Description	AADT (Year)
NY 10	3.47	CR 16	Start 28 Olap Delhi	4,364 (2007)
NY 10	0.28	Start 28 Olap Delhi	End 28 Olap Delhi	8,601 (2009)
NY 28	1.20	Arbor Hill Road	Start 10 Olap Delhi	3,346 (2007)
NY 28	0.28	Start 10 Olap Delhi	End 10 Olap Delhi	8,601 (2009)

*Source: Local Highway Traffic Volume Report*

Routes 10 and 28 are the most traveled roadways in Delhi. In 2009, the New York State Department of Transportation reported that Routes 10 and 28 (where they overlap in the Village) had an Annual Average of Daily Traffic (AADT) count of 8,601. Table 18 shows the most recent AADT counts for state routes in the Town of Delhi.

Road	Section Length	Start Description	End Description	AADT (Year)
Arbor Hill Road (T)	3.44	Townline	NY 28	1520 (2009)
Charlie Wood Road Sec 1 (T)	0.06	Dead end	Hamden/Delhi TL	19 (2005)
Fitches Bridge (T)	0.06	NY 10	CR 18	287 (2009)
Hoag Crossroad (T)	0.41	NY 10	CR 18	298 (2007)
Maggie Hoag Road (T)	4	Co Road 2	Scotch Mountain Rd	64 (2005)
Peakes Brook Road (T)	0.99	NY 10	Bell Hill Road	275 (2004)
Sherwood Road (T)	0.69	NY 10	Arbor Hill Road	1366 (2009)
Treadwell Road (T)	4.7	NY 10	Sutherland Road	768 (2008)
Bridge Street	0.13	Delaware Avenue	Main Street	1688 (1998)

*Source: Local Highway Traffic Volume Report*

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The Village of Delhi has 4.1 miles of State Touring Route and 16.4 total centerline highway miles – 9.2 Village miles and 4.1 NYSDOT miles. The Town of Delhi has 17.4 miles of state touring route and 111.9 total centerline highway miles – 79.3 Town miles, 15.1 County miles and 17.4 NYSDOT miles.

### *Town of Delhi Highway Management Plan*

Delaware County Planning is currently drafting Highway Management Plans (HMP) for each municipality. The purpose of the HMP is to provide aid in the identification of existing infrastructure as well as historical or repetitive problems. The Plan also provides recommendations for the improvement and maintenance of roads and stormwater infrastructure.

Flooding is a major issue in Delaware County. In 2007, the Town highway superintendent identified the following issues in the Town of Delhi:

- Arbor Hill, Scotch Hill, Peakes Brook, Platner Brook, Bramley Mountain, and Back River Road have a significant number of 18-ft culverts that will be increased to 20-ft culverts over time
- Arbor Hill Road pipes will be replaced. The road gets beat up every time NYS Rte. 10 is closed due to flooding, but FEMA and NYS will not provide funding for projects. The same thing occurs with Sullivan Road.
- Holmes Crossing and Sherwoods flood sometimes, plus Arbor Hill every now and then
- Elk Creek Road is getting eroded away, so the Town might approach CWC for funding to stabilize the bank

Specific recommendations identified for the Town of Delhi included seeking the qualified abandonment of Upper Hollister Hill Road and Front Federal Hill Road.

### *Public Transportation*

Bus service is available in Delhi to senior citizens by Delaware County Office for the Aging and Delaware Opportunities Inc, to college students by SUNY Delhi's Bronco Bus and the general public by Pine Hill Trailways. Delaware Opportunities Inc. provides transportation to individuals on Medicaid for health related appointments and to senior citizens for medical appointments. Limited transportation is available for low income people without vehicles to apply for services, secure employment or in emergency situations. The Delaware County Senior Transportation System is designed to cover the main routes in Delaware County with stops at the Office for the Aging and Delhi Senior Housing. The Bronco Bus has stops on campus as well as off campus (Riverview Apartments and Saturday trip to Oneonta). The Pine Hill Trailways bus line offers regular service to and from the Village to points around the County and State.

Delaware County New York Connects through the Delaware County Office of Aging is in the process of developing a coordinated public transportation plan in Delaware County and is currently surveying local businesses about their employees transportation needs.

### *Railways*

There is no rail service in Delhi. The nearest railway is the Canadian Pacific Railway in Oneonta that currently is for freight shipment only. There is also the Delaware & Ulster Railroad, located on

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Route 28 in Arkville (Delaware County) that is an excursion train that combines railroad nostalgia with scenic rides through New York's legendary Catskill Mountains. There are also Amtrak Train Stations in Rensselaer-Albany (90 miles), Hudson (75 miles), and Poughkeepsie (95 miles).

### *Airports*

There is no airport facility in Delhi. Major airports are located in Albany (87 miles), Syracuse (129 miles) and Binghamton/Johnson City (76 miles) with a small municipal airport located in Oneonta, New York (29 miles).

### **Water and Sewer**

The Village of Delhi has public water and sewer. The Water Department obtains its water from two wells and provides water to 650 residents and businesses in the Village and SUNY Delhi's lower campus. Delhi's water system is in excellent condition but is at excess capacity. The Department is currently in the process of replacing water distribution mains that are 100 years old. Additionally, the Department is currently in the process of searching for a back-up water supply since the two wells draw from the same water source.

The wastewater treatment plant serves approximately the same amount of customers as the Water Department. The Village provides waste water treatment for effluent from the two industries in Fraser and from County Side Care Center (nursing home) which are located outside the Village. The Village is currently in negotiations to expand the flow accepted from the 2 Fraser industries; this would nearly exhaust its present treatment capacity.

The residents in the Town outside the Village are served by individual wells and springs and septic systems.

The Delaware County Solid Waste Management Center & Compost Facility is located State Route 10 in the Town of Walton. This facility accepts waste and recyclables for disposal.

### **Energy and Communications**

The Delaware County Electric Cooperative provides electric service to Delhi and towns in surrounding Schoharie, Chenango and Otsego Counties. Electricity is also provided by New York State Electric and Gas.

The Delhi Telephone Company provides telephone, cable television and internet services to Delhi residents. Fiber-to-the-home has become an option for some residents and businesses through Delhi Telephone. Time Warner Cable also provides service to Delhi residents.

### **Key Observations:**

- New York State Route 10 and Route 28 are the major roadways in Delhi with an Annual Average of Daily Traffic (AADT) count of 8,601.
- A Highway Management Plan is currently being drafted for the Town of Delhi. The HMP documents existing conditions and will provide recommendations for the improvement and maintenance of roads and stormwater infrastructure.

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- Bus service is available in Delhi to senior citizens by Delaware County Office for the Aging and Delaware Opportunities Inc, to college students by SUNY Delhi's Bronco Bus and the general public by Pine Hill Trailways. The Delaware County Office of Aging is in the process of developing a coordinated public transportation plan in Delaware County.
- The Village is served by public water and sewer, while the Town is served by individual wells and springs and septic systems.

## **Community Services**

### **Government Structure**

Like other Towns in New York State, The Town of Delhi is governed by a Town Supervisor and a Town Board (consisting of four members and the Supervisor). Many municipal services are provided by the Town including general government support services such as tax collection and assessment, administrative services of the Town Clerk, Town Court, Highway Department, Zoning, planning, dog control, health officer, historian and inspection and codes. There are several standing committees within the Town including Assessment Review Board, Town Board, Zoning Board and Planning Board.

The Board of Appeals consists of five members appointed in accordance with Section 267 of the Town Law. Upon denial of a building permit by the Town Code Enforcement Officer, the Zoning Board of Appeals shall hear requests for variances. The Town Planning Board is authorized to review and approve, to approve with modification, or to disapprove site plans and to issue special permits upon determination that the public health, safety and welfare shall be served and neighboring properties will not be injured.

The Village of Delhi is governed by the Village Mayor and the Board of Trustees (consisting of four members and the mayor), all of which are elected to two year terms. Municipal departments within the Village include the Village Clerk, Village Street Department, Wastewater Treatment and Police. The Village also has the Board of Appeals and Planning Board. The Board of Appeals was established in accordance with §7-712 of the Village Law. The Board of Appeals consists of five members appointed for five-year terms and must follow specific statutory requirements contained in the Village Law and General Municipal Law. They cannot act as a legislative body and have no authority to amend zoning law. The Board of Appeals is authorized to hear and decide appeals and requests for variances from the requirements of Village Law.

The Planning Board consists of seven appointed members, and serves the Village as specified in § 7-718 of the New York State Village Law and all other applicable provisions of the Village Law. These members are appointed to a 7-year term. The Planning Board is primarily responsible for providing advisory recommendations to the Village Board on matters related to community planning and zoning. Members and the chairperson of such planning board shall be appointed by the mayor subject to the approval of the board of trustees.

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### Public Safety

#### *Law Enforcement*

The Village Police Department located in the Village Hall on Court Street responds to calls within the Village limits. The calls to the police department are dispatched from the Delaware County Sheriff's Office. Local, county and state police coordinate responses. The Village of Delhi has a Police force consisting of 11 sworn (4 full-time, 6 part-time) officers and 1 civilian. Between 2008 and 2009 the department averaged 1,420 calls per year. The average response time to calls is approximately 5 minutes. The 911 emergency system dispatches all emergency calls, whereas the sheriff's office, located in the Village, dispatches all non-emergency calls. SUNY College at Delhi also has law enforcement personnel (11 sworn full-time officers and 7 civilians. The University Police Department provides law enforcement services for the campus with assistance from the Village Police if necessary. Officers patrol campus 24 hours-a-day by vehicle, foot and bicycle patrols. Officers possess full police powers and enforce all State and local laws on college property. The on-campus emergency number for all fire, medical, safety and police emergencies is extension 4700. The off campus emergency number is 911. The University Police can also be reached using campus emergency blue light phones. The Delaware County Sheriff's Department is located at the Public Safety Building/Correctional Facility in Delhi. The Sheriff's Department patrols roadways in The Town outside the Village.

The Town and Village of Delhi has a relatively low crime rate with 88 total crimes reported in 2009. Yet total number of crimes has increased significantly in

Type of Crime	2009	2008	2007	2006	2005
Violent Crime	1	1	9	6	2
Robbery	1	1	0	0	0
Aggravated Assault	0	0	9	6	2
Property Crime	43	24	6	2	10
Burglary	9	3	1	0	4
Larceny	34	21	5	2	6
MV Theft	0	0	0	0	0
Total	88	50	30	16	24

Source: New York State Division of Criminal Justice Services

2009 and even 2008 as compared with 2007, 2006 and 2005. As the table below shows, 2006 had only 16 total crimes all year. Delaware County as a whole reported 1,506 crimes in 2009, therefore Delhi's total number of crimes accounts for 5.8% of all crimes in the County.

#### *Fire Protections Services*

The Delhi Fire Department is a volunteer organization that consists of a main station, located on Delview Terrace Extension off of Route 28 in Delhi which serves the Village of Delhi, and the Hamden station located on Route 10 in Hamden which serves the Town outside the Village and other outlying areas. Both stations provide both fire protection services and EMS.

The department is equipped with 3 pumpers, one (1) mini pumper, one (1) tanker, 2 ambulances, a 25 kilowatt generator, a fly car and an aerial ladder truck. There are several different companies within the fire department including, but not limited to engine company, chemical, emergency squad and fire police.

### Educational Services

#### *Public Schools*

Educational services in Delhi are provided to over 800 students by the Delhi Central School District which also serves students living in the surrounding communities of Bovina, Hamden, Franklin, and Meredith. According to Delhi Central School District, the mission of the district is to provide a challenging and motivating learning environment in which the unique differences and inherent rights of all students are recognized and respected. This learning environment reinforces high moral values, ethical principles and academic skills. It instills an enthusiasm for learning while preparing students to become critical thinkers, lifelong learners and responsible contributors to society. In 2008-09 approximately 29% of the student body was eligible for the free lunch program.

According to the New York State Department of Education, the Delhi Central School District had a high school dropout rate of 0.3% (with just one drop out) during the 2008-09 academic year. In comparison, the New York State dropout rate for the 2008-09 academic years was 2.7%. Across the state increasing emphasis is being placed on graduation rates for high school students. In the Delhi Central School District 94% of students who started ninth grade in 2004 graduated on time in 2008. Statewide 74% of all students graduated on time.

Approximately 95% of all students at Delaware Academy High School received a Regents Diploma in 2009 compared with 84% in 2008 and 90% in 2007. Of all the 2009 Delaware Academy High School graduates, 38% received a Regents Diploma with Advanced Designation. To earn a regents diploma with advanced designation, the students must pass eight Regents exams. Among the graduating class of 2009, 54% were planning to attend a 4-year college, 34% were planning to attend a 2-year college and 12% had other plans, including other post secondary education, entering the military or workforce or other plans.

The New York State Department of Education requires that school districts report their expenditure ratios for general education and special education students. The table below compares the Delhi Central School District with similar school district groups (based on a Need-to-Resource Capacity index) and all public schools in New York State. For the 2007-08 school year, the District spent \$22,077 per pupil<sup>3</sup>, compared to the statewide average of \$18,365. In comparison to similar school districts and to all public schools in New York State, the Delhi Central School District spends more per pupil on general education, but less on special education.

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<sup>3</sup> **Total Expenditures Per Pupil** is the simple arithmetic ratio of Total Expenditures to Pupils. Total Expenditures include district expenditures for classroom instruction, as well as expenditures for transportation, debt service, community service and district-wide administration that are not included in the Instructional Expenditure values for General Education and Special Education. As such, the sum of General Education and Special Education Instructional Expenditures does not equal the Total Expenditures.

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	General Education	Special Education
<b>Delhi Central School District</b>		
Instructional Expenditures	\$8,683,909	\$2,744,697
Pupils	834	149
<b>Expenditures per Pupil</b>	<b>\$10,412</b>	<b>\$18,421</b>
<b>Similar District Group</b>		
Instructional Expenditures	\$7,656,623,209	\$2,793,952,009
Pupils	841,057	115,678
<b>Expenditures per Pupil</b>	<b>\$9,104</b>	<b>\$24,153</b>
<b>All Public Schools in New York State</b>		
Instructional Expenditures	\$27,938,976,618	\$10,038,982,860
Pupils	2,723,955	410,099
<b>Expenditures per Pupil</b>	<b>\$10,257</b>	<b>\$24,479</b>

Source: New York State Department of Education

### *SUNY Delhi*

SUNY Delhi, located in the Village of Delhi, encompasses 625 acres and has 44 buildings (including 6 residence halls, 2 student apartment complexes and an 18 hole golf course). The college was founded in 1913 as an agricultural school and has now transitioned to technology. As part of the State University of New York school system, there are approximately 3,100 students enrolled in more than 40 associate degree programs and 14 distinctive baccalaureate programs with more on the horizon. Associate and Bachelor Degrees are offered in Technology, Applied Sciences and Recreation, Business and Hospitality, and Liberal Arts and Sciences. The current enrollment (Fall 2010) is the highest in the College's history. The college recently completed a Strategic Plan for 2010-2015.

### **Recreational Facilities**

Park and recreational facilities located within Delhi include the following:

- Delhi Community Park – Owned by the Village, this park is located off of State Route 10 near Legion Field (see below). Amenities at this park include a playground, picnic and bathroom facilities and a kiosk.
- Reservoir Park – This park offers unmarked hiking trails and picnic areas. It is located at the northern edge of the Village.
- Sheldon Park - Located on Sheldon Drive, this park was owned by the Village of Delhi and provided residents with a swimming pool facility. Unfortunately, it was closed in 2003 due to mechanical problems. A group of concerned citizens established a “pool committee” now known as “West Branch Recreation and Aquatic Center Committee” which is currently raising funds to build a new community pool.
- Legion Park - Owned by the American Legion, at the northern end of the Village is a sizeable facility with baseball, softball, and soccer fields. These fields are maintained by the school

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district, which uses them for inter-mural sports. A pavilion can be rented for special occasions.

Additionally, within the Village of Delhi there are three small public park areas, one located on the corner of Main and Franklin Streets, one at the corner of Delaware and Kingston Streets and one at the corner of Main and Elm Streets.

SUNY Delhi also provides a variety of recreational facilities. The Catskill Outdoor Education Corps is an Americorps project sponsored by the Delhi College. The project benefits the Catskill community through the development and maintenance of outdoor education facilities such as trails, parks, wildlife areas, gardens, and campsites. Corps members plant trees, build and restore stone walls, stabilize shorelines, lead hikes, and teach outdoor education programs. The facility is located just outside the Village on State Route 28. There are 45 acres including a 1.5 mile walking trail, six benches, sitting areas for family picnicking; outdoor classroom for 25 to 30 people; Pioneer Garden patterned after old gardens; fishing access points including step to shoreline; wildlife observation and natural areas; open turf areas for active games; small amphitheater for children's groups; wooden kiosks; and, stone work. Americorps is also responsible for a 0.1 mile trail with sitting area at Bridgeside Park, is the gateway to the Village on State Route 28, a 2.25 mile trail across from the golf course on Back River Road and a 1.0 mile walking trail with picnic area, behind SUNY bubble.

SUNY Delhi facilities are available to the public at moderate fees and include: an 18 hole golf course with clubhouse, indoor and outdoor track, tennis and basketball, baseball and soccer fields, cross-country skiing, Racquetball, indoor pool, physical fitness center, and theater.

A group of community residents are in the process of raising funds for a new swimming pool to be called the West Branch Recreation and Aquatic Center located on the American Legion Park property. The aquatic center will not only have a pool, but also a sprinkler area, a twisting water slide and bathhouse with a first aid station. The plans for the pool are set and the contractor is ready to go just as soon as the funds are in place.

### *Community Recreational Interest Survey (2010)*

This Delaware County survey was designed for pre-teens and teens between the ages of 11 and 19 living in Meridale, Bovina, Hamden, Treadwell or Delhi. Participants were asked how they spend their free time, whether they like to do things by themselves, with small groups or large groups; inside or outside. They were asked what they presently do in their spare time and what activities they would most like to see offered outside of school. There were a total of 392 students who took the survey, of which 190 were female and 202 were male.

In general, all age groups and genders preferred small group activities and a combination of both indoor and outdoor activities. While both males and females spend much of their time hanging out with friends and watching TV, males also spend time playing video games, whereas females also spend time creating and listening to music. The overwhelming activity that participants of all ages would like to see offered is swimming, followed closely by movies and concerts. Boys would like to see boxing offered, and girls are interested in more classes in the arts. A summary of the survey findings by age group is presented below.

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There were 17 participants in the 11 year old category:

- For both males and females, most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is watching TV and playing video games. The top two categories for females is watching TV and hanging out with friends.
- Both males and females would like to see more in the way of movies, concerts and swimming offered.

There were 47 participants in the 12 year old category:

- Again for both males and females, most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is hanging out with friends and playing video games. The two top categories for females was hanging out with friends and playing sports.
- They would like to see more in the way of movies, concerts and swimming offered.

There were 44 participants in the 13 year old category:

- Again for both males and females, most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is playing video games and watching TV. For females the top two categories were hanging out with friends and creating/listening to music.
- They would like to see more in the way of movies, concerts and swimming offered

There were 59 participants in the 14 year old category:

- Most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is playing sports and hanging out with friends. For females the top two categories were hanging out with friends and creating/listening to music.
- Both males and females would like to see more in the way of movies and swimming offered; whereas males would like to see more boxing, and females would like more concerts.

There were 58 participants in the 15 year old category:

- Most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing hanging out with friends and playing video games. For females the top two categories were hanging out with friends and creating/listening to music.
- Females would like to see more in the way of classes in the arts, movies, concerts and swimming offered. Males would like to see more boxing and swimming offered.

There were 54 participants in the 16 year old category:

- Most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is hanging out with friends and watching TV. For females the top two categories were hanging out with friends and cooking/baking.
- Females would like to see more in the way of movies, concerts and swimming offered. Males would like to see more boxing movies and swimming offered.

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There were 70 participants in the 17 year old category:

- Most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males and females spend their time doing is hanging out with friends and watching TV.
- Both females and males would like to see more in the way of movies, concerts and swimming offered.

There were 42 participants in the 18 year old category:

- Most preferred small group activities and a combination of indoor and outdoor activities.
- The two categories that most males spend their time doing is playing sports and hanging out with friends. For females the top two categories were hanging out with friends and watching TV.
- Females would like to see more in the way of classes in the arts, movies, concerts and swimming offered. Males would like to see more boxing, movies and swimming offered.

There was just one (1) 19 year old girl participant and she preferred small groups and outdoor activities. She spends her time mostly reading and cooking/baking. She would like to see more classes in the arts, movies, concerts and swimming offered.

### **Other Community Services**

#### *Cannon Free Library*

The Cannon Free Library located in the Village of Delhi on Elm Street is part of the Four County Library system which provides services for Broome, Chenango, Delaware, and Otsego counties. The library has in circulation over 36,000 books, over 1,000 audio materials and over 300 video materials. The college library at SUNY Delhi and the State Supreme Court Library in the Courthouse are in Delhi and are open to the public.

#### *Delaware County Offices*

Delhi is the county seat for Delaware County, therefore the county office buildings, including the Chamber of Commerce and most county departments, are located in the Village of Delhi.

#### *Medical Facilities*

O'Connor Hospital, located on Andes Road in the Village of Delhi, is a 16 bed critical access hospital which provides medical care, acute care and short-term rehabilitation, physical therapy and hospice services to Delhi area residents. It is certified by the New York State Department of Health and offers a range of medical services and educational programs including but not limited to dentistry, optometry, otolaryngotomy and chiropractics. O'Connor Hospital maintains a strong affiliation with the larger Bassett Healthcare Network in Cooperstown. The Delaware County Countryside Care Center is a 160-bed skilled nursing facility and rehabilitation center on State Route 10 south of the village.

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### **Key Observations:**

- The Town of Delhi is governed by a Town Supervisor and a five member Town Board and the Village is governed by an elected Village Mayor and the Board of Trustees (consisting of four members and the mayor).
- A variety of community facilities and services are located in Delhi including County Office Building, Public Library, Village Police, County Sheriff's Department, SUNY Delhi, Delaware Academy and O'Connor Hospital.
- There are also a variety of recreational amenities provide by the Town and Village and SUNY Delhi. Additionally a group of residents are in the process of raising funds for a new swimming pool.
- A survey of Delaware County youth was recently conducted. The overwhelming activity that participants of all ages would like to see offered is swimming, followed closely by movies and concerts. Boys would like to see boxing offered, and girls are interested in more classes in the arts.