

## ESOPUS-DELAWARE SECOND HOMEOWNER SURVEY RESULTS

**PLEASE NOTE:** This document was originally produced in July 2011 and does not reflect the impact of Tropical Storm Irene.

### Methodology

Recognizing the important – but largely unquantified – role that part-time residents, or second homeowners, have in the region's economy, the consultant team developed a survey of second homeowners to assist in the preparation of the regional economic revitalization strategy. The survey was designed to compile demographic information and solicit feedback about the property use patterns, spending behaviors, and interests of part-time residents, as well as opportunities for local communities to create stronger and more productive relationships with this population.

Second homeowners were identified using property assessment data for the towns and villages in the study area. Based on the assumption that the owners of residential properties with out-of-town mailing addresses<sup>1</sup> were likely to be second homeowners, approximately 4,400 households were identified.

In April 2011, the MARK Project mailed a letter to the identified property owners, explaining the Esopus-Delaware Economic Revitalization Strategy and inviting them to participate in the online survey. Due to technical issues believed to be related to browser compatibility problems, a PDF version of the survey form was also made available; completed forms were returned directly to the consultant team via e-mail. The majority of the responses, however, were made online.

*The tabulated survey results, including responses to open-ended questions, are provided at the end of this document.*

### Demographic Characteristics

A total of 345 people completed the survey, a rate of response of approximately 8%. It should be noted that the response fell just short of statistical significance; a mailing of 4,300 would need a sample size of 353 for a 95% confidence interval and 5% margin of error. Responses were received from second homeowners in all of the study area communities, with the largest share (21.1%) from owners of homes in the Town of Middletown outside the Villages of Margaretville and Fleischmanns.

With respect to their primary residence, the vast majority of second homeowners within the region are from New York (73.8%) and New Jersey (16.1%). Second homeowners responding to the survey represent 15 states, however, and come from as far away as Florida and California.

More than 56% of the respondents are couples with no children at home: in particular, 18.7% are couples without any children, while 37.8% are empty nesters whose children no longer live at home. Approximately one-third of the second homeowners are singles or couples with children. The remaining respondents (about 11%) are singles without children or empty nesters. Based on the survey results, the second homeowners within the region average 3.1 persons per household.

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<sup>1</sup> This was defined by zip code: property owners whose mailing address included a zip code from within the study area were excluded.

Research has indicated that second home purchases in the U.S. are primarily driven by householders (heads of household) aged 45 to 64, peak earning years for most individuals. Consistent with these findings, 62.8% of the second homeowners responding to the survey are between the ages of 45 and 64, while 28.7% are age 65 and older. There were few respondents under age 45.

Studies have also demonstrated that second homeowners have higher than average levels of educational attainment and income. In Sullivan County, 64% of second homeowners responding to a 2007 survey reported that they had a bachelor's degree or higher, and 56.6% earned \$100,000 or more in annual income.

Similarly, 80.7% of the second homeowners responding to our survey have at least a bachelor's degree (three times the rate among full-time residents), including nearly 49% who have a graduate or professional degree. Two-thirds of the respondents have full-time jobs or are self-employed. About 30% are retired.

In terms of income, 67.8% of the second homeowners (compared with an estimated 12% of full-time residents) in the region earn \$100,000 or more in annual income. However, the largest proportion, 26.4%, have an annual household income of \$50,000 to \$99,999, while 25.3% earn \$100,000 to \$149,999 per year.

### **Occupancy and Use Patterns**

Asked to rate the factors that influenced their decision to live in or purchase a second home within the region, the highest average rating was given to scenic beauty (1.15, where 1 = "Very Important" and 4 = "Not Important"), followed by the natural environment (1.20), mountains and waterways (1.33), and the fact that they liked the particular house and property they purchased (1.43). Few respondents referenced growing up in (or visiting) the area or inheriting the property as important factors. This is in contrast to the previously-referenced Sullivan County survey, which found that many second homeowners "have a connection with Sullivan County from vacationing in the area as children with family or attending a summer camp."

Most second homeowners in the region have a fairly long tenure: 41.4% of the survey respondents have owned their residence/property for more than 20 years, and 18.5% for 11-19 years. Only a small proportion of second homeowners use their residence/property as a source of rental income. The majority (54.6%) maintain their home for their own personal use and allow family members and friends to use it, while 46.0% have the home *only* for their personal use.

Survey data indicate that second home occupancy within the region typically extends throughout the year, in contrast to the traditional concept of a "weekend" or "summer" home. The majority of respondents come to the area for at least two weeks each year. More than 25% use their properties between 30 and 59 days during the year, while 23.4% use their home between 60 and 89 days during the year. Fully 20% spend 120 days or more throughout the year at their second home. This is generally *both* weekdays and weekends, depending on the season; in fact, despite the widely-used term "weekender," only 20.8% of the respondents said that they visit exclusively on weekends.

Not surprisingly, people spend more time at their second home during the summer, averaging 42.5 days in June, July, and August. However, the typical second homeowner is present for an average of 2-3 weeks in each of the other seasons as well. Interestingly, the Sullivan County survey found that second

homeowners spent most of their time at their property during the summer and fall, with few visiting their home during the winter months.

Regarding the *future* use of their second homes, most respondents indicated their intention to maintain their current level of use (50.2%), increase their personal use (43.7%), and/or increase use by family and friends (26.9%). Nearly 42% intend to pass the property on to their children. These results are very encouraging and suggest a continuing commitment to the area. Approximately 22% of second homeowners said that they plan to make their second home a permanent residence when they retire.

### **Consumer Behavior**

A significant portion of the survey focused on where second homeowners shop, what goods and services they purchase locally, what deters them from making *more* local purchases, and what types of businesses and services are needed in the study area.

Based on the survey responses, a significant proportion of second homeowners (81.6%) dine out at local restaurants, while 78.0% shop locally for groceries. To a lesser extent, respondents also shop locally for alcoholic beverages (63.1%), plants and garden supplies (60.3%), and hardware and building supplies (59.4%). Far fewer second homeowners buy clothing and shoes, books, sporting equipment, household furnishings, or appliances locally.

The survey data suggest that there may be opportunities to increase local sales of certain goods, including hardware, garden supplies, household furnishings, sporting equipment, and gifts and souvenirs. These are items that second homeowners tend to purchase within the region, rather than near their primary residence or online.

Many of the survey respondents contract locally for services, including plumbing, electrical work, carpentry, etc. (83.2%), snow plowing (69.7%), and lawn care/landscaping (60.9%). Smaller but nevertheless considerable numbers hire locally for housekeeping and cleaning (25.5%) and home security (17.5%).

Asked to describe *other* goods and services that they purchase locally, about a quarter of the respondents listed various construction, home improvement, and repair services. Roughly 15% noted that they purchase locally-grown fruits and vegetables and other food products (e.g., maple syrup, eggs, meat) at farmers markets and farm stands. They also reported that they buy gasoline, firewood, propane, kerosene, or heating oil locally. Other local goods and services cited included antiques, entertainment (e.g., movie rentals, theater tickets), and telecommunications services (cable, Internet, phone).

On average, respondents estimate that 52% of their household spending is made locally while they are at their second home; 25% is made regionally and 32% is made outside the region. When respondents were asked to estimate how much they spend locally on an annual basis, the average was \$7,712, with a median of \$5,000. Whether these estimates are accurate cannot be ascertained. Nevertheless, if these figures are applied to the estimated 4,400 households with second homes in the study area, second homeowners contribute *between \$22.0 and \$33.9 million* to the local economy every year through the purchase of retail goods and services.

In an effort to better understand the consumer behaviors of second homeowners in the region, we asked survey participants to identify what deters them from purchasing more goods and services locally when they are at their second home. Major factors included not enough choice of stores (selected by 55.0% of the respondents), a limited selection of goods (45.7%), and items not consistently available (44.7%). Approximately 36% said that there are not enough high-quality restaurants, an issue that came up in other parts of the survey as well.

Notably, nearly half of the second homeowners indicated that they prefer other activities rather than shopping when they are here. Several respondents added:

- “I like to shop here when we aren’t skiing, swimming or playing golf... shopping time is limited!”
- “We come up to relax, not to go shopping!”
- “We don’t like to leave the mountain, it is a getaway for us”
- “Distance and time constraints. Want time to enjoy, not shop”

For these individuals and their families, shopping is clearly not a priority, raising the question of how study area communities can capitalize on this important and growing segment of the population.

### **Leisure Interests**

Survey participants were asked what types of leisure and recreational activities they and/or their guests enjoy while at their second home. On a scale of 1 to 4 where 1 = Very Important and 4 = Not Important, the activities identified as most important were:

1. Spending time with family (1.55)
2. Entertaining visiting friends/family (1.68)
3. Walking/hiking (1.74)
4. Cooking (1.88)
5. Reading (1.95)
6. Working around the house (2.02)
7. Socializing with local friends (2.06)
8. Exploring the region on day trips (2.07)
9. Dining out (2.27)
10. Attending community events (2.44)

Of interest is the fact that many respondents indicated a preference for “internally-focused” activities – i.e., activities that take place at their residence/property or at the homes of family members and friends. Walking/hiking is the highest ranked “external” activity, although this form of recreation can take place in one’s neighborhood as well as on a public trail. Exploring the region, dining out, and attending community events, on the other hand, provide opportunities for second homeowners to discover interesting places and things to do, spend money at local businesses, and interact with full-time residents.

### **Additional Amenities, Goods and Services**

Following up on the question about leisure and recreation, we asked survey respondents about the amenities, goods, and services they would use or patronize locally if they were available or improved. The amenities listed most frequently were:

- **Better (and greater variety of) restaurants** – “Brew pub. Sushi or other seafood restaurant. Thai, Vietnamese or Indonesian restaurant,” “Fine dining in Margaretville-Roxbury area,” “Good restaurants,” “Better restaurants in the Pine Hill area (Peekamoose is an exception),” “Restaurants with good food at fair prices,” “More restaurants.”
- **Better grocery stores and food selection** – “Freshtown is an improvement over previous offerings but still quite expensive and of varying quality,” “Better groceries, organic food,” “High quality, well stocked organic/health food store, i.e., GOOD FOOD in Delhi” “I used to have Market Basket prepare groceries, cooked food for me and [I would] pick it up on my way past the store, day or night, as I drove in exhausted from Brooklyn... no service like that now.”
- **A movie theater**, as well as additional cultural activities (e.g., lectures, theater performances, concerts).
- **A hardware store** with extended hours and days of operation, including Sundays.
- **Responsive contractors** – “I’m painting my house myself because it’s more work to go through the process of finding, negotiating with, and following up with a contractor. It seems that deer hunting, fishing, golf or just relaxing are more important than earning a living sometimes,” “Trustworthy handymen,” “It’s cheaper to bring a painter to paint the house from Queens...”
- **Recreational amenities and services** – “Classes/walks on native flora & fauna,” “Better bike lanes on Route 28 and local roads,” “Bicycling/hiking club,” “Nature walks... farm tours,” “Guided hikes, more hiking information, where trailheads are, etc.” “Guided tours and/or guided hikes of the region,” “Yoga classes,” “Pilates classes,” “Swimming pool (esp. for real training, not just recreation)”

### Opportunities for Revitalization

Second homeowners participating in the survey identified a broad array of opportunities and actions that could be taken to strengthen the area’s economy and revitalize communities in the study area. Examples by category are provided below:

- **Small business development** – “Provide basic ‘how to’ business training for people considering starting a new business,” “Encourage people to open high end food stores and restaurants in depressed villages like Fleischmanns, Pine Hill, and Margaretville to increase traffic,” “Entrepreneurial training/consulting that helps business owners build realistic and appealing businesses,” “Support small locally owned businesses and create conditions where they can flourish.”
- **Code enforcement and beautification** – “Clean up the downtown areas. Demolish or refurbish older buildings, especially in Fleischmanns,” “General revitalization of main streets,” “[Phoenicia] sorely needs a facelift to restore its image,” “Our area could be spruced up. Much of it has a down-at-the-heels look that is not inviting.”
- **Financial incentives** – “Lower taxes (both income taxes on businesses and also property taxes),” “Give tax incentives to encourage the establishment and growth of local businesses,” “Take advantage of vacant commercial real estate and offer financial incentives for NYC entrepreneurs or business owners to set up business in our area.”
- **Improvements to Internet and cell phone service** – “Increased cell service. Increased Internet availability,” “Build cell phone towers, provide broadband Internet access,” “High speed communications infrastructure. [The] whole family would spend more time (and money) in area if

we had access to good Internet for work-at-home or entertainment. Essential for attracting next generation residents.”

- **Marketing** – “Better advertisement of events (have difficulty locating listings of things to do),” “Do more advertising of the area in NJ and NYC. There is a stigma that the area is rundown and doesn’t offer any recreational activities,” “The area has to be promoted by advertising its proximity to New York City and Albany and the attractions and activities available,” “More advertising... about day and overnight trips to see the natural beauty of the Catskills.”
- **Recreational tourism** – “Because of the watershed, this region will never be overdeveloped... Economic opportunities to exploit natural wonder abound (e.g., coordinated eco-tourism activities),” “Expand swimming opportunities in the Margaretville/Arkville area,” “Hiking is NOT played up enough at all. There should be weekend hikes on a regular basis, that are advertised on websites, etc... People could plan to get up on Friday night, and know that they can start their morning with a hike,” “Turn the railroad into a bike path so folks can ride from town to town without being on Route 28,” “Take more advantage of the Pepacton Reservoir’s resources, more boating and hiking access.”

About 15% of the respondents advocated for the proposed Belleayre Resort: “I think the local community should get behind and support the revitalization of the mountain, as it will create jobs and bring more people who will spend \$\$,” “The Dean Gitter project MUST be fast-tracked... the area is deteriorating,” “Belleayre Resort has to go through or else the towns are going down the drain.” The survey did not ask specifically about this project, however, and by no means does this indicate a consensus among second homeowners. In fact, one second homeowner wanted to make it clear, for the record, that he and his family do *not* support the proposed resort.

### **Communications and Outreach**

We asked second homeowners what sources of information they use to learn about community issues, places to shop, and special events in the study area. The *Catskill Mountain News*, to which many part-time and full-time residents subscribe, was cited by 72.8% of the second homeowners participating in the survey, followed by word of mouth (62.5%). Regional magazines, at 32.6%, were distant third. Other sources used by the respondents include postings in public buildings, town and village websites, and local TV stations.

While many second homeowners simply do not have the time to get involved, they nevertheless want to be kept informed about local issues and activities, offering numerous suggestions on how this could be achieved:

- “Make local government doings more accessible, communicate agendas [and] visions through communications vehicles that second homeowners can access without being here during the week”
- “Set up an e-mail list, and without sending things to the point of spam, keep people informed. It doesn’t have to be shiny and polished”
- “I would like to see newsletters mailed to second homeowners”
- “Local towns and villages need to ensure that this portion of their community is heard... i.e., use of Internet posting of town board meeting minutes, outreach to this community segment via a special town wiki webpage section for second homeowners, second homeowner website focused on the exchange of ideas...”

- “I would like more information as to what is happening in my community on important issues that may impact me as a second homeowner. If there was a community website that gave up-to-date alerts as to what’s happening, that would be great... There has been many a time I wish I had been there a week earlier or later and missed something I would be interested in”
- “Some kind of electronic town bulletin board for the area, with an emphasis on bringing full-time and seasonal residents together, could be helpful, because we simply can’t be there as much as we’d like”

Several respondents called for town meetings to be held on weekends so they could attend. One survey participant also pointed out that second homeowners might be able to participate in meetings via WebEx, GoToMeeting.com, or another Internet-based conferencing service.

Many second homeowners used the survey to vent their frustrations over high property tax rates, not having a voice in local government, and being treated as outsiders by the community:

- “I believe that second homeowners are not considered residents and often carry the burden of higher taxes for their properties and are often left out of the discussion”
- “I would like to be able to vote on local issues, school and general tax budgets and political positions like every other taxpayer in the area”
- “Many of the workmen we deal with treat us like absent millionaires or disinterested parties. We are not rich – [we have] a small property that my parents bought 50 years ago... Often, we are left with unfinished important work because the guys think we won’t be around or care”
- “Stop considering us outsiders. I respect lifelong residents, spend money, pay taxes, and love the area as much if not more than so-called locals”
- “There seems to be an almost angry attitude towards out-of-towners by locals. Not sure what the issue is but have had a couple of bad experiences”

Despite these concerns, a number of second homeowners told us that they appreciated the effort to have their opinions included through this survey. For example:

- “This outreach is a start – it is the first time since we first bought our house in Roxbury in 1987 that anyone has asked what we think, as second homeowners”
- “I think local governments should make a greater effort to bring second homeowners and ‘first homeowners’ together to work towards compatible visions for both”

## Conclusions

- The survey results indicate that the majority of second homeowners in the study area reside in New York or New Jersey, are between the ages of 45 and 64, have at least a bachelor’s degree, and are employed full-time or self-employed. Most have a household income averaging \$100,000 or more per year.
- The area’s scenic beauty, natural environment, and mountains and waterways play a major role in influencing people to purchase a second home within the study area. Most second homeowners have owned their residence/property for more than ten years.
- A significant proportion of second homeowners maintain their home for their own personal use and/or for use by family members and friends. Although they spend more time there during the

summer, they are also present for an average of 2-3 weeks during each of the other seasons as well. One in five spends 120 days or more throughout the year at their second home, and despite the widely-used term “weekender,” they generally visit *both* weekdays and weekends.

- Second homeowners tend to shop locally for groceries, alcoholic beverages, plants and garden supplies, and hardware. They dine out at local restaurants; hire local contractors for construction work, home improvements, snow plowing, and lawn care; purchase locally-grown produce at farmers markets and farm stands; and buy other necessities, such as gasoline, firewood, home heating oil, and telecommunications services from local vendors. The purchase of retail goods and services by the owners of second homes in the study area contributes an estimated \$22.0 to \$33.9 million annually to the local economy.
- Many second homeowners indicated that they come to the Catskills to relax, spend time with family and friends, read, and perhaps go for a hike – not to shop. Their focus on activities that mostly take place at their residence impacts efforts to encourage second homeowners to spend more at local businesses. However, there may be opportunities to connect part-time residents and their guests with interesting places and things to do and increase their interaction with the community.
- Second homeowners would like to see better restaurants and a greater variety of eating places; a better selection of food products, including organic goods; a movie theater and other venues for arts and entertainment; a hardware store open longer hours; and additional recreational amenities. They would also like to find local contractors who are responsible, affordable, and more responsive to their needs.
- When asked for their ideas on strengthening the area’s economy and revitalizing study area communities, second homeowners offered a variety of thoughtful responses in the areas of small business development, code enforcement and beautification, financial incentives, improvements to Internet and cell phone service, marketing, and recreational tourism.
- Although part-time residents often do not have the time to get directly involved in local issues and activities, they emphasize that they would like be kept more informed by municipal leaders and community organizations. They provided numerous suggestions on how this could be achieved at a relatively low cost. Some second homeowners resent being treated as “outsiders” and feel that they value the community just as much as full-time residents.

**ESOPUS-DELAWARE SECOND HOMEOWNER SURVEY  
SUMMARY OF RESULTS (N=345)**

<b>1. Do you:</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Own a second home (or seasonal residence) in Delaware or Ulster County?	97.3%	322
Own a potential second home site in Delaware or Ulster County?	2.4%	8
Own rental property in Delaware or Ulster County?	5.4%	18
<b>answered question</b>		<b>331</b>

<b>2. In which town or village is your second home located?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Town of Andes	14.5%	48
Town of Middletown (outside the villages)	21.1%	70
Village of Margaretville	8.2%	27
Village of Fleischmanns	8.8%	29
Town of Roxbury	19.9%	66
Town of Olive	8.2%	27
Town of Shandaken	19.3%	64
<b>answered question</b>		<b>331</b>

<b>3. Please rate the factors that influenced your decision to live in or purchase a second home in this community.</b>						
<b>Answer Options</b>	<b>Very important</b>	<b>Important</b>	<b>Somewhat important</b>	<b>Not important</b>	<b>Rating Average</b>	<b>Response Count</b>
Grew up here or in the area	9.1%	6.5%	4.8%	79.7%	3.55	231
Already had friends/family here or in the area	23.1%	22.7%	13.5%	40.8%	2.72	260
Liked house and property	67.6%	24.8%	4.1%	3.4%	1.43	290
Inherited house and property	15.5%	3.7%	1.8%	79.0%	3.44	219
Small town	30.6%	36.2%	23.8%	9.4%	2.12	265
Rural lifestyle	43.5%	38.5%	11.9%	6.1%	1.81	278
Scenic beauty	85.4%	13.9%	0.6%	0.0%	1.15	309
Natural environment	82.2%	15.8%	1.6%	0.3%	1.20	304
Cultural opportunities	16.9%	33.3%	32.2%	17.6%	2.51	261
Proximity to ski areas	32.0%	25.0%	22.1%	21.0%	2.32	272
Mountains and waterways	72.2%	23.2%	3.6%	1.0%	1.33	302
Nice place to retire to	23.6%	30.6%	22.9%	22.9%	2.45	271
Investment opportunity	11.5%	23.0%	32.1%	33.3%	2.87	243
Other factors ( <i>see below</i> )	35.4%	10.8%	0.0%	53.8%	2.72	65
<b>answered question</b>						<b>327</b>

<b>3. (continued) Other factors</b>
A place away from NYC, a place to breathe
A retreat from the urban life in New Jersey and for the family to gather and spend good quality time together
Beautiful area. Wonderful difference from NYC. Unique.
Beauty, peace and outdoor activities
Close proximity to NYS park land and strong anti-commercial/over-building laws
Closer to NYC than VT where our other vacation home is
Could afford
Emphasis on local food/produce
Family heritage
Fly fishing
Fresh air for my children
Good schools
Great place to get away to...
Hiking, snowshoeing, leisurely road trips around Delaware County
Horseback riding was primary influence to buy
Hunting [3x]
Hunting and fishing
I am planning to retire there in 2 years if I can afford it
I had hunted in the area
It's a piece of heaven
Large well-built barn to convert to art studios, beautiful natural environment, clean pristine water
Love the area
More space
My dad bought here when I was a camper 65 years ago
Nice place to be with children
No McDonalds / community / medical facilities
Outdoor sporting
Peace and quiet / very quiet [2x]
Peaceful getaway!
Property is a family/corporate owned sporting club used for hunting hiking and recreation est. 1954
Property is still yet to be renovated for occupancy
Proximity to New Jersey (permanent residence)
Proximity to NYC
Quiet and interesting area
Reasonable drive from home in New York City
Recreation [2x]
Since we bought our house we have gotten many friends and cultural connections in the wider region that have become very important to us and have influenced our decision to retire there
So my child develops a love of nature
Space to make art
Spent time hiking and skiing in area, and grew to love it
Summer retreat from Florida.

<b>3. (continued) Other factors</b>
The fact that it's not a Poconos or overdeveloped, so please plan carefully, we don't need another Poconos
Tranquility and remoteness
Trout fishing
Vacationed as child. What cultural opportunities????
Vacationing in this area since 1959
Will be the 3rd generation owner of the property and plan to raise our kids in West Shokan

<b>4A. What is the location of your <i>primary</i> residence?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
State:		
California	0.9%	3
Connecticut	0.6%	2
Delaware	0.3%	1
Florida	2.5%	8
Georgia	0.3%	1
Illinois	0.3%	1
Massachusetts	0.6%	2
Maine	0.3%	1
Michigan	0.3%	1
Minnesota	0.3%	1
North Carolina	0.9%	3
New Jersey	16.1%	51
New York	73.8%	234
Ohio	0.3%	1
Pennsylvania	2.2%	7
<b>answered question</b>		<b>320</b>

<b>4B. What is the zip code of your <i>primary</i> residence?</b>			
01810	10002	11215 [6x]	11951
02467	10003 [5x]	11217 [3x]	12186
03303	10009 [3x]	11218	12401 [2x]
04102	10010 [3x]	11222 [2x]	12406 [2x]
06475	10011 [3x]	11223	12410
06784	10013 [4x]	11226	12416
07003	10014 [4x]	11231	12421 [5x]
07026	10016 [2x]	11238	12430 [5x]
07040 [2x]	10019	11357 [3x]	12438
07044	10021	11358	12441 [2x]
07079	10023 [5x]	11361	12443
07109	10024 [2x]	11362	12455 [3x]
07302	10025 [9x]	11369	12459 [2x]
07304	10027	11372	12461 [2x]
07401	10028	11373	12464 [4x]

<b>4B. What is the zip code of your <i>primary</i> residence?</b>			
07405	10029	11385	12465 [3x]
07410	10034	11414	12474 [4x]
07421	10036 [2x]	11426	12480 [2x]
07444	10040	11435	12491
07452	10044	11501	12494 [2x]
07481	10075	11530 [2x]	12527
07508	10128 [2x]	11542	12550
07601 [2x]	10280	11545	12564
07604	10301	11554	12590
07621 [2x]	10312 [2x]	11561	12738
07631	10464	11566	13731 [6x]
07642	10465	11570 [3x]	14489
07666	10504	11581	14624
07677	10506	11694	17851
07701	10522	11704	18324
07716	10528	11706	18940
07746	10538 [2x]	11725 [2x]	19104
07757	10549	11727	19422 [2x]
07801	10552	11733	19540
07843	10560	11735	27572
07866	10570 [3x]	11741	28110
07871	10605	11746	28512
07876	10606	11747	30307
07901	10701 [2x]	11752 [2x]	32086
07960	10707	11755 [2x]	33071
07981	10805	11756	33404
08002	10913	11757	33446
08514 [2x]	10924	11758 [2x]	33559
08559	10960	11767	33647
08723	11001 [2x]	11772	34235
08724	11004	11780	45244
08742	11021	11783	49127
08753	11040	11787 [3x]	55431
08824	11103 [2x]	11790	60035
08831	11106	11793	92103
08837	11201 [7x]	11801	92339
08858	11203	11803 [2x]	92557
08876	11210 [2x]	11934	
10001 [2x]	11211	11944	

**Answered question: 316\***

\* Of the 316 respondents, many apparently misread the question and provided the zip code of their second home (e.g., in Roxbury, Fleischmanns, etc.). These local zip codes were deleted.

<b>5. What is the current use of your residence/property in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Owner use only	46.0%	150
Owner, family and friends use	54.6%	178
Full-time rental (i.e., income property)	3.7%	12
Part-time rental	3.7%	12
Corporate use	0.6%	2
Other: - Art studio [2x] - Hunting camp w/full utilities - Used to rent it in the past; infrequently I let a friend use it - Tree farm - Vacation rental - We have a cabin, and more recently also a rental property - We have TWO houses: one for personal use and one which is being renovated and furnished as a vacation rental - We own a main home and have rental units on the same property	2.8%	9
<b><i>answered question</i></b>		<b>326</b>

<b>6. For how many years have you owned your residence/property in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Less than one year	0.9%	3
1-4 years	11.4%	37
5-10 years	27.8%	90
11-19 years	18.5%	60
20 years or more	41.4%	134
<b><i>answered question</i></b>		<b>324</b>

<b>7. In a typical year, about how often do you occupy your second home or seasonal residence in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
180 days (6 months) or more	10.8%	35
120 to 179 days (4-6 months)	9.2%	30
90 to 119 days (3-4 months)	12.3%	40
60 to 89 days (2-3 months)	23.4%	76
30 to 59 days (1-2 months)	25.8%	84
15 to 29 days	12.6%	41
8 to 14 days	3.1%	10
1 to 7 days	0.9%	3
Not at all - used for rentals	1.8%	6
<b><i>answered question</i></b>		<b>325</b>

<b>8. Of the time you spend at your second home or seasonal residence each year, about how much is in each of the following seasons?</b>			
<b>Answer Options</b>	<b>Response Average</b>	<b>Response Median</b>	<b>Response Count</b>
Spring (March, April, May)	20.5	20.0	263
Summer (June, July, August)	42.5	40.0	313
Fall (September, October, November)	23.8	25.0	302
Winter (December, January, February)	21.3	20.0	279
<b>ANNUAL TOTAL</b>	<b>108.0</b>	<b>105.0</b>	<b>313</b>

<b>9. When you occupy your second home or seasonal residence in Delaware or Ulster County, is it generally:</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Both weekdays and weekends?	68.9%	219
Only on weekdays?	1.9%	6
Only on weekends?	20.8%	66
Other: - Do not occupy – rental only [3x] - Varies / depends on season [3x] - At least 1 week - Mostly weekdays for a few days at a time - Mostly weekdays, but 6 to 8 work weeks per year - Mostly weekdays, now that I am retired - Mostly weekends - Mostly weekends and holidays, but sometimes during the week for family vacation - Mostly weekends though occasionally weekdays - Mostly weekends, but also plan 1-2 weeks a year - Mostly weekends, but some weekdays - Mostly weekends, some weekdays	8.5%	27

**9. When you occupy your second home or seasonal residence in Delaware or Ulster County, is it generally:**

- Only on long vacation breaks from work due to length of drive as a single parent
- Rarely during the week if I have something to take care of that can only be done weekdays
- School vacations and long weekends
- Weekends and holidays
- Weekends and vacations
- Weekends in spring and fall; practically full time in summer
- Weekends mostly, but spend weeks in summer and Christmas
- Weekends plus 1 or two weeks vacation
- Weekends, holidays & some vacation weekdays
- Weekends, summers & vacations

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**10. Which of the following statements most accurately describes your intended future use of your residence/property in Delaware or Ulster County? (Check all that apply.)**

<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Maintain current use	50.2%	164
Increase my personal use of the residence/property	43.7%	143
Increase use of the residence/property by family & friends	26.9%	88
Become a full-time resident	10.7%	35
Retire to the area and use as my permanent residence	21.7%	71
Sell the residence/property	12.2%	40
Use the residence for my home-based business	3.4%	11
Use the residence as a full-time rental unit	3.1%	10
Use the residence as a part-time rental unit	6.1%	20
Construct a home on the property	3.4%	11
Pass it on to my children	41.9%	137
Other: - Build recreation trails on property - Construct new larger building on property - Continue to use the house on weekends... don't have much opportunity to get there during the week. - If there were good private schools in the area, I would move there permanently; public school has very bad reputation - Increased rental usage - Of course, hydrofracking in the Catskills would destroy all of the above, along with the environment - Plan to stay for the full summer when I retire but will not retire here - Property has two dwellings - will live in one and rent other, depending on the economics - Purchase other home/property in area and keep current property - Retire in future or sell - depending on rising taxes - Sell property - Sell the property - the towns are deteriorating - Unsure - We have TWO homes: one for personal use and one being renovated for use as a vacation rental - Would love to come up more often but the things that made Margaretville and Andes so unique and interesting are disappearing	4.6%	15
<b><i>answered question</i></b>		<b>327</b>

**11. You indicated in your response to Question #10 that you plan to retire to the area and/or become a full-time resident. Approximately how many years from now do you expect this to take place?**

Answer Options	Response Average	Response Median	Response Count
Number of years	15.5	7.5	198

**12. While you are at your second home or seasonal residence in Delaware or Ulster County, where do you generally purchase the following goods and services?**

Answer Options	Locally	Regionally (e.g., Kingston, Delhi)	Outside the region	Internet or catalog	N/A - do not purchase	Response Count
Groceries	78.0%	14.1%	6.6%	0.0%	1.3%	304
Alcoholic beverages	63.1%	11.3%	15.0%	0.0%	10.6%	301
Food & drinks at restaurants	81.6%	10.5%	2.4%	0.0%	5.4%	294
Prescription medications	22.0%	6.1%	42.9%	4.1%	25.0%	296
Hardware & building supplies	59.4%	33.7%	5.3%	0.0%	1.7%	303
Plants & garden supplies	60.3%	24.8%	7.3%	0.3%	7.3%	302
Office supplies	8.0%	15.3%	27.8%	4.2%	44.8%	288
Household furnishings	19.9%	28.8%	31.5%	4.5%	15.4%	292
Household appliances	21.4%	40.8%	22.8%	3.1%	11.9%	294
Clothing & shoes	13.4%	20.2%	46.2%	5.5%	14.7%	292
Sporting equipment	19.2%	24.0%	31.2%	2.7%	22.9%	292
Books	18.6%	11.7%	32.6%	18.6%	18.6%	291
Gifts & souvenirs	53.9%	11.9%	14.0%	2.7%	17.4%	293
<b><i>answered question</i></b>						<b>304</b>

<b>13. What <i>other</i> goods and services do you purchase locally?</b>
All produce, milk, bacon, eggs at farmers market
Antiques [4x]
Antiques, yard sale and auction items
Antiquing and garage sales
Art objects
Art, entertainment, gas
As little as possible, everything is too expensive
Auto maintenance
Auto repair, gas, property maintenance, construction, plowing, security, taxes
Baked goods, lottery tickets, plants both regionally and locally, hardware both regionally and locally, contributions to charities, theater and concerts
Broadband
Building, cleaning and landscaping services
Cable TV, Internet
Car gas/propane
Carpentry, mowing, road maintenance
Cattle feed and supplies
CFA – Forestry advice, wood cutting, house maintenance services, snow plowing, vet services, PT at Margaretville Hospital, Roundbarn produce
Chainsaw and other equipment
Classes for yoga, pilates
Construction services
Construction, landscaping
Construction/repair/maintenance
Contractor services [6x]
Crafts
Eggs, produce at the green market in Roxbury
Energy such as oil, gas and electric, maintenance personnel
Entertainment
Entertainment, skiing
Entertainment, sports (videos, golf, skiing, tubing, etc)
Equipment repair, automobile supplies
Farm products, propane
Farmers market / farmstand produce [7x]
Farmers market items @ round barn
Firewood & other services (grass cutting, snow plowing)
Firewood, carpentry, plumbing, plowing
Firewood, renovation, plumbing, electrician, painting, carpenter
Firewood, snow plowing, landscaping
Food @ Freshtown in Margaretville, gas, building supplies
Fresh produce; cooking and cleaning supplies; Dollar General
Fruits and vegetables [2x]

<b>13. What <i>other</i> goods and services do you purchase locally?</b>
Gas / gasoline [8x]
Gas, auctions, repair services, handyman
Gas, oil, propane, snow plow
Gasoline, animal feed
Gasoline, kerosene heating fuel, wood
Hired help
Home improvement / home repair / home maintenance [9x]
Home repairs and Mowing services
Homeowner's insurance
Honey, cheeses, maple syrup, eggs
I purchase groceries BOTH locally and regionally. I try to buy my stamps at the local Post Office. I do a lot a gift shopping for use back home locally and regionally.
Items at ski area
Landscaper, firewood
Lawn and snow service, firewood, fuel
Lawn care, plumbing, repairs
Lawn cutting/snow plowing service
Lawn mowing, house cleaning, garbage, snow plowing, construction
Local farm produce
Local foods and crafts
Locally grown food products; farm goods
Locally grown or manufactured goods: important for the local economy and tax base
Man
Maple syrup
Massage
Mechanical, plumbing, deli
Medical, hospital, laboratory, Pakatakan Farmers Market
Movie rental, mortgage, skiing, use library
Newspaper, drugstore items
Newspapers, house painting, snow plowing, yardwork
Newspapers, lawn care
None [6x]
Nothing there too expensive, and they are lazy
Odds and ends
Oil Heat, electricity
Oil; services for heating, etc
Outdoor furniture
Outdoor furniture, boots, produce
Painting, home improvements, etc.
Pet food, automotive, contractors, etc:
Pet supplies
Plowing, lawn cutting and cable/Internet service from MTC
Plumber, handyman

<b>13. What <i>other</i> goods and services do you purchase locally?</b>
Plumbing, telephone and Internet
Produce [5x]
Propane
Purchased a vehicle (Kawasaki mule), chainsaw, weedwacker
Rent DVDs
Repair/service people
Restaurants
Round barn food
Seasonal farmers markets, locally made food and goods, e.g. Bread Alone
Seasonal fresh fruits, vegetables, eggs and meat
Service of general contractor
Services
Services, handy man, electrician, etc.
Ski clothing, equipment
Ski equipment, jewelry, heating oil, insulating spray foam, misc hardware/paint, gasoline
Ski passes
Ski, golf
Skiing, fairs
Snow plowing; tree work; electrical work; handyman/construction work
Snow removal and tree cutting/appliance repair
Snowplowing, plumbing, driveway repair, kerosene, wood
Summer camp and children's entertainment
Telephone and cable TV
Telephone, Internet
Theater and cultural events
Tires, auto repair, propane
Utilities, cable
Vegetables, fruit, house repairs
Veggies from the stand
Vehicle maintenance services / Home maintenance labor
Videos, drug store items, art, veterinarian
We patronize local restaurants
Weekly purchases at Pakatakan Farmers Market

<b>14. While you are at your second home or seasonal residence in Delaware or Ulster County, approximately what percentage of your total household expenditures is made:</b>			
<b>Answer Options</b>	<b>Response Average</b>	<b>Response Median</b>	<b>Response Count</b>
Locally?	52.2	50.0	283
Regionally (in Kingston or Delhi)?	24.6	20.0	228
Outside the region (i.e., in your <i>primary</i> community)?	32.4	20.0	222
On the Internet or via mail order?	8.7	5.0	161
<b><i>answered question</i></b>			<b>291</b>

<b>15. In order to assist us in calculating the impact of second homeowner spending on the local economy, please estimate about how much you spend locally on an annual basis.</b>			
<b>Answer Options</b>	<b>Response Average</b>	<b>Response Median</b>	<b>Response Count</b>
Annual local spending	\$7,712	\$5,000	267

<b>16. What prevents you and/or other household members from purchasing more goods and services <i>locally</i> when you are at your second home in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Items not consistently available	44.7%	130
Not enough choice of stores	55.0%	160
Limited store hours	24.7%	72
Limited selection of goods	45.7%	133
Don't need gifts/specialty items very often	40.5%	118
Poor quality of goods	4.5%	13
Poor customer service	4.1%	12
Not enough high-quality restaurants	35.7%	104
Inadequate services available	14.8%	43
Local businesses are more expensive	19.6%	57
Not aware of what's available locally	7.6%	22
Prefer the shops near my primary residence	15.8%	46
Prefer to shop online	8.2%	24
Prefer to cook at home	32.0%	93
Prefer other activities rather than shopping when I am here	49.1%	143
Other ( <i>see below</i> )	13.7%	40
<b><i>answered question</i></b>		<b>291</b>

<b>16. (continued) Other reasons</b>
All of the listed goods/services are not convenient to Olive Bridge; we travel to Marbletown, High Falls and Rosendale.
Closed on weekends!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
Come prepared for camping
Distance and time constraints. Want time to enjoy, not shop.
Distance to stores
Economy, having to cut back can't afford extras right now
Everything I need when up there, I purchase locally. With the new Freshtown in Margaretville, there is enough choice. Bulk items I buy at Costco's because it is less expensive.
Far too few restaurants!!!
Fishing equipment
Goods and services are more expensive here
Higher taxes, recycle charges
Home is unoccupied
I like to shop there when we aren't skiing, swimming or playing golf... shopping time is limited!
In Denver-Vega Valley; everything is a 15-20 minute drive
Items bought outside the area is in our hometown
It's more a matter of how much time we spend there. More time in primary residence=more money spent there.
Love to shop locally rather than crowded, no-service Brooklyn. I purchase all holiday gifts locally and save them. They are better quality, less expensive than Brooklyn.
Lowe's, Home Depot are not local
Merchants, especially most contractors, present the image that they have other things to do so they will not return calls, pick prices out of the air, make appointments and not show up, charge outrageous amounts for delivery (it's cheaper to have Home Depot deliver from Kingston than have Wadlers deliver), and generally just make me feel powerless on the few occasions that I really need them.
Mortgages, taxes, maintenance
N/A
No furniture store
No Internet service. Prevents online purchasing.
No local source for hardware/home maintenance supplies
No movie theatre
Not enough vegan/vegetarian choices
Nothing
Nothing prevents me from shopping locally
Nothing prevents us (badly worded question)
Prices lower elsewhere
Rental property. No purchases
The ease of having it when you arrive
There are no stores, everything is overpriced
They are overpriced in a bad economy
Time
Trying to get away from stores, development and congestion
Undependability of craftsmen in the area

<b>16. (continued) Other reasons</b>
We come up to relax, not to go shopping!
We do a lot of Internet shopping but cable is not available in our area.
We don't like to leave the mountain, it is a getaway for us.

<b>17. Do you use any of the following local services in connection with your second home or seasonal property in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Lawn care/landscaping	60.9%	167
Snow plowing service	69.7%	191
Home security	17.5%	48
House sitting	5.8%	16
Cleaning/housekeeping	25.5%	70
Plumbing, electrical, carpentry, etc.	83.2%	228
Energy conservation assessment	6.2%	17
Property management	10.6%	29
Office work	0.4%	1
Catering	2.6%	7
Other: - Cable TV & Internet [2x] - Car repair and maintenance - Construction; roofing, decking; painting - Contractors [2x] - Drop off laundry - Equipment repair, canoe rental, ski area - Farm services - Firewood delivery. Propane delivery. - Garbage pick up - Chimney sweep - Handy men - very hard to find some one who will actually show up. When I needed to renovate, I had at least 8 people coming over that said they would drop off an estimate. No one did. I ended up importing someone from the city. - Home improvement & repairs - Home is unoccupied - Homeowners association - Horse trainer - full time; also significant general construction every few years - None [2x] - Oil and service contracts - Oil delivery from Bender who is terrific, gasoline, tree pruning from Carl Grocholl who saved my two birch trees - Painting, paving - Pest control - Plumbers, electricians, etc. are overpriced - Pool maintenance, TV/phone service, painting - Repairs / energy delivery - Tree service / forestry services / wood cutting [5x] - Used to hire locals 'till my old-timer died, now try to do as much as I can myself. Local attitude is that non-locals all make millions on Wall Street. - Veterinarian	11.3%	31
<b>answered question</b>		<b>274</b>

<b>18. What types of leisure and recreational activities are important to you and/or your guests while at your second home or seasonal residence in Delaware or Ulster County?</b>						
<b>Answer Options</b>	<b>Very important</b>	<b>Important</b>	<b>Somewhat important</b>	<b>Not important</b>	<b>Rating Average</b>	<b>Response Count</b>
Socializing with local friends	36.8%	31.1%	21.1%	11.1%	2.06	280
Spending time with family	64.7%	23.2%	4.8%	7.3%	1.55	289
Entertaining visiting friends/family	51.2%	32.6%	13.3%	2.8%	1.68	285
Gardening	28.2%	31.0%	27.1%	13.7%	2.26	277
Working around the house	33.7%	36.1%	24.7%	5.6%	2.02	288
Reading	35.4%	40.4%	18.6%	5.7%	1.95	280
Walking/hiking	47.3%	36.4%	11.0%	5.3%	1.74	283
Sailing/boating	4.1%	5.3%	15.1%	75.5%	3.62	245
Canoeing/kayaking	10.1%	13.6%	23.7%	52.5%	3.19	257
Fishing	16.4%	18.3%	17.5%	47.8%	2.97	268
Road biking	15.6%	14.8%	20.6%	49.0%	3.03	257
Mountain biking	8.5%	10.1%	17.4%	64.0%	3.37	247
Skiing	31.9%	20.1%	19.0%	28.9%	2.45	273
Swimming	24.0%	27.7%	23.2%	25.1%	2.49	267
Golf	11.4%	14.1%	18.4%	56.1%	3.19	255
Tennis	5.5%	13.4%	19.0%	62.1%	3.38	253
Horseback riding	6.6%	12.8%	22.2%	58.4%	3.32	257
Birdwatching	18.1%	20.8%	29.1%	32.1%	2.75	265
Cooking	40.7%	37.4%	15.8%	6.2%	1.88	273
Shopping	7.3%	28.2%	40.5%	23.9%	2.81	259
Antiquing	12.8%	30.0%	28.4%	28.8%	2.73	257
Dining out	23.4%	38.1%	26.0%	12.5%	2.27	273
Attending musical & theater performances	16.6%	32.1%	32.5%	18.9%	2.54	265
Visiting museums, & other cultural attractions	12.9%	31.4%	36.7%	18.9%	2.62	264
Attending community events	15.6%	36.3%	36.3%	11.9%	2.44	270
Exploring the region (day trips)	29.5%	39.8%	25.0%	5.7%	2.07	264
Other: - A movie theater would be nice - Art galleries - Attend sabbath services and events at Congregation B'Nai Israel - ATV quad riding - Children's amusements - Church - Fairs, local - Forestry - Going to garage sales - Going to the farmers market [2x] - Hunting [11x] - I love the quiet - Love the local fairs and festivals; Like the Round Barn farmers market - Making art - Motorcycling - Movie house???? - My 3 favorite places: the auctions, the Round Barn, Shandaken Playhouse						37

**18. What types of leisure and recreational activities are important to you and/or your guests while at your second home or seasonal residence in Delaware or Ulster County?**

- Pakatakan Farmers market is a must for us.
- Peace and quiet too
- Running
- Since I'm not made to feel part of the community, why would I attend community events?
- Snowshoeing / contra dancing and cajun dancing
- Spiritual retreats, e.g. Menla
- Summer camps – great activities for kids
- Tubing on river
- Yoga/exercise/meditation

*answered question*

**302**

<b>19. What types of amenities, goods and services would you use/patronize locally if they were available or improved?</b>
??
A book store
A few more competitive gasoline stations
A large resort like planned at Belleayre.
A small full-service grocery, e.g., IGA. A liquor store. A hardware store. A book store. A gift shop with quality items. A place to buy honey, syrup and produce etc. that is open more than once a week.
Air conditioning services... farmers market open on a daily basis
All is good
All of them if they clean up their act – it's cheaper to bring a painter to paint the house from Queens, NY where I live. They think because I'm not local that I'm stupid; that's why the towns are starving lazy lazy lazy.
Appliances, furniture, Ikea, Home Depot, Lowes, electronics
Better bike lanes on 28 and local roads. Cross country skiing trails on the local golf courses
Better groceries, organic food
Better home furnishing options. We have looked for king-size Tempurpedic mattresses and toppers and bunk beds and mattresses but not been successful
Better produce at supermarket on a more consistent basis, better hours at local hardware stores – open on Sunday please!
Better restaurants
Better restaurants
Better restaurants, alternative grocery retailers, bookstores, movie theaters
Better restaurants, entertainment (music, theater, movies), better grocery and drugstores, hardware stores
Better restaurants; Home Depot, Lowes; large supermarket
Big box lumber/hardware store that's open seven days/week
Boating on the Pepacton Reservoir. Good restaurants, better skiing.
Book store, hardware store
Book stores
Brew pub. Sushi or other seafood restaurant. Thai, Vietnamese or Indonesian restaurant
Bulk discount store, clothing & shoe stores
Canoe, kayak, bike trails; art, cultural events; outdoor eateries to see the scenic beauty
Cell phone service
Children's activities
Clothing stores
Clothing stores. Fast food.
Clothing stores, shoe stores, Home Depot/Lowes type stores for home improvements, movie theatres.
Coffee shops; small delis/cafes; kid's attractions
Construction contractors
Convenience/specialty stores
Dining out
Dining out. Clothing store
Dining, building supply, book store, health care, veterinary care
Dining/quality food and restaurants
Dollar Tree

<b>19. What types of amenities, goods and services would you use/patronize locally if they were available or improved?</b>
Don't know
Donut/bagel shop, hardware store, medical services
Eating out more, going to the movies, going to a bookshop
Farmer's market in Phoenicia. Local crafts market. Classes/walks on native flora & fauna
Fast food establishment. Children's amusement parks. Ice skating rinks. River water activities – rafting, canoeing, etc.
Fast Internet access. Cell phone reach more remote areas.
Fine dining in Margaretville-Roxbury area.
Fine restaurants
Fish market. Laundromat.
Foundation repair
Freshtown is an improvement over previous offerings but still quite expensive and of varying quality.
Garage sales
Garbage pick up
Gas, hardware, lumber, food venues
General store, movie theater, restaurants
Golfing, better restaurants, live music
Good bakery/bagel shop. There are no really good restaurants in our local area and we frequently go to Stamford or into Greene County. There are no longer any video stores and since there is no cable available we must bring movies from home. We also have to go to Stamford for a drug store.
Good hardware store that is open all day Saturday
Good local produce and food
Good restaurants, decent hotels
Groceries, liquor, beverages, wine
Grocery store in Phoenicia, general reliable handyman work
Grocery store, drug store, barber shop, urgent care clinic, dentist, veterinarian
Grocery store, wine shop
Grocery stores; antique shops; sports equipment stores; upscale (creative) food in a low-key setting (and not too expensive).
Grocery, restaurant, hardware
Hairdresser; bicycling/hiking club
Hardware store
Hardware, building supplies
High quality grocery stores
High quality, well stocked organic/health food store, i.e. GOOD FOOD in Delhi
Higher quality wine/beer store. Better restaurants in the Pine Hill area (Peekamoose is an exception).
Hiking trails. Restaurants. Farmers markets. Performing arts.
Home improvement (I'm painting my house myself because it's more work to go through the process of finding, negotiating with, and following up with a contractor). It seems that deer hunting, fishing, golf or just relaxing are more important than earning a living sometimes. Contractors don't have cell phones, e-mail... which a) makes me wonder if they're legit, b) or wonder how serious they are at this and will start a job then head off to something else without finishing. The "Expert" contractors aren't any better, either, they just seem to advertise more.
Home improvement store open past 1:00. Restaurants always appreciated. Furniture/home goods.

**19. What types of amenities, goods and services would you use/patronize locally if they were available or improved?**

I am alarmed they are trying to limit/close Hanover Farms in Mount Tremper because it is not zoned "commercial." They offer everything we need. I'm also sad they are giving Tressle Farms (Allaben) a hard time. It's a great little nursery and so many are closed now.

I think we can find anything we are looking for.

I would go to a hardware store every Sunday if one were open.

Internet cafe, nature walks, wine tasting, farm tours, cable TV, history tours, star gazing

Kayak rental, guided hikes, more hiking information, where trailheads are, etc. Open tennis matches.

Lack of a pharmacy, hardware, liquor store in Roxbury.

Laundromat, general practitioner (dr.). We so appreciate the farmer's market on 28.

Local hardware

More and better restaurants. Grocery market for food items.

More coffee shops, bakeries, high end or fresh food stores close to our home (especially butchers, seafood, produce, etc.), tennis instruction, kids' summer camps and activities (we would spend more time in the summer), more high end or organic restaurants.

More garden products, more locally produced goods

More good restaurants, good clothing, local spas, better and more shops, entertainment The shops should be cleaner. I always notice the windows in town are dirty and [on] the one building in Margaretville the paint is peeling and has graffiti on it.

More local foods: locally raised meat, cheeses etc., prepared foods like Bistro to Go on Route 28, year round produce and herbs/jams etc. I would love to buy all food here even to take back to city but only do it in summer.

More restaurant choices

More restaurants

More restaurants

More restaurants with reasonably-priced but good food, bookstore, informative tourist bureau

More restaurants, a heated water park and, if Bobcat were to reopen, we would ski locally.

More restaurants if the quality were better, water park or amusement park, tennis courts, swimming pool or lake, coffee shops

Movie theater

Movie theater. Bakery.

Movie theater

Movie theatre. Art shows. Classical concerts. Guided tours and/or guided hikes of the region

Movie theatre, bedding, restaurants... like Peekamoose; more available info on local trails; weekend hardware & lumber stores, longer weekend hours at Wadlers, better manners at Cassie's Café.

Movie theatre, bowling

Movie theatre, bowling alley

Movies, ice skating rink

Movies, family restaurants, miniature golf, ice skating, gym

Museums

N/A

Need more upscale restaurants. Better grocery store. Locals sometimes take advantage of out-of-towners when contacted to do work.

None that I can think of – pretty comprehensive now

Not sure, have everything in area

Not sure.

<b>19. What types of amenities, goods and services would you use/patronize locally if they were available or improved?</b>
Office supplies, electronics, books
Outdoor eating/drinking
Plant nursery, hardware
Police, ambulance, fire department, hospital
Relax
Reopen movie theaters
Resort services: spa, pool
Restaurants
Restaurants
Restaurants
Restaurants
Restaurants (see Peekamoose), stores (see Dorothy's Home Goods), MOVIE THEATRE!!!!
Restaurants with good food at fair prices, theater performances, good cell phone reception!!!
Restaurants. Farm stands/produce. Clothing stores.
Restaurants, if there were any stores at all in Roxbury.
Restaurants
Restaurants, clothing stores, coffee shop, yoga, meditation center
Restaurants, flea markets, shows
Restaurants, food stores, entertainment, local events
Restaurants, golf
Restaurants, golf courses.
Restaurants, ice skating, snowmobiling, horseback riding, MOVIE THEATERS
Restaurants, movie theaters
Restaurants, movie theatre!! clothes shopping
Restaurants, museums, art galleries, movies and theater, lectures
Restaurants, nature related
Restaurants, shops
Restaurants, spa, inns/hotels for guests, farmers market (there is one considered "local" but its a bit far from Andes to be considered "local')
Restaurants, theatre, concerts
Restaurants, hardware store, movies, miniature golf, trail riding
Restaurants, theater, summer concerts
Restaurants
Restaurants and shopping
Shopping for local goods and crafts. True village atmosphere like Woodstock.
Spa treatments. Café.
Spa, golf, tennis; high line motels/hotels
Stores such as IKEA
Supermarket, home improvement store
Supermarket, home improvement
Swimming

<b>19. What types of amenities, goods and services would you use/patronize locally if they were available or improved?</b>
Swimming in Margaretville rather than going to Big Pond or to Andes pool. I used to have Market Basket prepare groceries, cooked food for me and pick it up on my way past the store, day or night, as I drove in exhausted from Brooklyn. They left it out for me so I didn't have to spend my first days back there shopping and cooking. Tell Ed I miss him; he will know who it is. No service like that now. Although Toni who has taken over the space is now sending me his baked, gluten free bread to Brooklyn.
Swimming pool (esp. for real training, not just recreation), ice skating rink, pilates classes
Swimming, boating (wind surfing, kayak, canoe)
The restaurants tend to be geared towards NYC residents and are very expensive and the food quality can be mediocre. We like the T-bar in Roxbury. Oakley's is good for pizza. Would probably go out more if prices reflected the local economy better.
Theater, concerts
There used to be a better variety—and amount—of good restaurants. Would like to see more of them open up.
Trustworthy handy man and cleaning lady.
Unbundled, affordable high speed Internet on a seasonal basis without paying for TV (we don't use)
Vegetarian restaurant, hiking trails starting in the villages, bike accessible buses from NYC
Very good restaurants
Visiting Erpf no longer available Sundays, generally more available services.
We already locally use amenities, etc. with no problem
We need cell phone service!!!!
We need some sort of fast food restaurant for when we get there on a Friday night and too late to cook. I've wanted that for years!!
We would dine out more, if there were more quality restaurants in the Highway 28 corridor area. There are very few.
Wine, pet supplies, movie theater
Wireless service
Would like more high quality restaurants
Yoga class, organic products, farmer's market
Yoga classes, gym facilities, organic foods (groceries and restaurants), vegetarian restaurants, vegan bakeries, organic juice bars, movie theaters.

<b>20. How do you usually find out about community issues, places to shop, special events, etc. in Delaware or Ulster County?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Catskill Mountain News	72.8%	219
Watershed Post	7.0%	21
Daily Freeman (Kingston)	7.3%	22
WIOX Community Radio 91.3 FM	12.6%	38
Other radio stations	10.6%	32
Local television stations	15.0%	45
Local/regional chambers of commerce	6.6%	20
Other local organizations	12.3%	37
Regional magazines	32.6%	98
Websites of local towns and villages	22.3%	67
Websites of area businesses	11.0%	33
Public building postings	25.9%	78
Word of mouth	62.5%	188
I don't	5.3%	16
Other ( <i>see below</i> )	14.0%	42
<b>answered question</b>		<b>301</b>

<b>20 (continued). Other sources</b>
Andes Gazette
Belleayre Mountain website
CHA
County Shopper
Delaware County Times
Driving around and exploring
E-mail
Fleischmanns First [2x]
Fleischmanns First and my parents
Flyers in local businesses
Free newspapers
Friends
Friends and relatives
Hand outs and marketing brochures in restaurants
I mourn the loss of Phoenicia Times!!!!
Local Free Press
Mailing Lists
New York Times – state coverage; news web sites – Pro Publica, etc.
Olive Newspaper
Olive Press
Olive Press when it was published

**20 (continued). Other sources**

Other local newspapers (from Phoenicia and Woodstock)

Phoenicia Library

Phoenicia Times (now stopped)

Phoenicia Times and other papers

Pine Hill Community Center e-mails

Really miss the Phoenicia Times – was my bible!

Roxbury Arts Group e-mails about cultural events [2x]

The Phoenicia Paper, The Woodstock paper

The Woodland Valley View blog which is awesome!

Ulster County mailings, DEP mailings

Walton Reporter, Andes Gazette, Kaatskills Life

WAMC

WDST

Weekly Shopper

Woodstock Times [7x]

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

1) Lower taxes!!!!!!!!!!!! (Both income taxes on businesses and also property taxes)  
 2) Lower regulations... the morass of stupid and annoying regulations is a real disincentive to starting a business in the region... I thought about starting a business myself, then gave up – it's not worth it, too many annoying regulations.  
 3) Better infrastructure – it must be the only place in the entire U.S. without cell phone coverage! Internet service is not so great either... I paid big bucks to dig a 1/2-mile trench and lay high speed cable to my house (best thing I ever did) but not everyone can do that.  
 4) Margaretville school system is CRAP, would never send my kids there. If there were a good private school in the area, I would move there permanently, but there is nothing.

1. Provide subsidized business grants to attract new businesses.
2. Provide basic "how to" business training for people considering starting a new business.

A few years ago, the downtown looked much better maintained. Things have gone downhill and need to be spruced up.

A summer water park, expand Belleayre, tethered balloon rides, continue to repair the railway, snowmobile park/trails(rentals), remove dilapidated buildings and cars from along main roads, limit commercial advertising along main roads

Absolutely RESIST FRACKING!!

Add businesses and improve infrastructure

Additional attractions to lure visitors from other regions. Festivals, themed street fairs, etc.

Allow development of Belleayre/Highmount ski area. It is there and waiting to add jobs and great economic growth to surrounding area.

Allow second homeowners to vote on issues other than election of local politicians. Forbid fracking. Allow Dean Gitter to build his development at Belleayre, which would create jobs. Train people how to do jobs, e.g., clean houses, do landscape work, etc. Provide the essentials so people can enjoy their time away, without having to drive an hour to buy anything of substance. Give tax incentives to encourage the establishment and growth of local businesses.

Allow the farmer's market (we and many friends here are in the food biz and cook all the time) to stay. Maintain roads, especially Route 28. Offer quality Stay/Ski options: we'd like help advertising our house as a ski weekend rental. Don't restrict fishing areas. Concerts at Belleayre that appeal to the younger (age 30-40) crowd, like Hunter's Mountain Jam. Promote to hiking clubs. Cross-country running trails (use Belleayre's x-country ski trail). Biking routes that are kinda flat. Fly-fishing mecca – fill that almost-empty shopping plaza on 28 near Phoenicia with an education center, supply store, RENTAL of gear for first-timers. Wild mushroom and other forest forays – don't keep people off the DEP land – in general that is perceived by us weekenders as excessive, protectionist, and selfish.

Any changes that would make Andes even a more desirable place to live

As mentioned, the lack of cell phone and Internet access is a problem for the area's business and recreational use.

Be more in favor of new businesses

Because of the watershed, this region will never be overdeveloped like, for example, Woodstock. Economic opportunities to exploit natural wonder abound (e.g., coordinated eco-tourism activities)

Belleayre – good thing

Belleayre Mountain project

Belleayre Mountain must be protected and maintained and supported by New York State. It is a major source of jobs for the people of the area and they depend upon Belleayre continuing to thrive and grow.

Belleayre resort has to go thru or else the towns are going down the drain; look at Fleischmanns village – it looks like a ghost town.

Better advertisement of events (have difficulty locating listings of things to do). Create website geared toward 2nd homeowners, blast e-mails, etc.

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Better local newspapers

Bring all buildings in the town of Fleischmanns up to code and remove junkyards and chop shops from the town.

Bring business in, specifically, allow the developer to build the condos in Belleayre, it will bring people to the depressed area and the desperately needed REVENUE. The locals act as if stupidity were a virtue. Nothing will happen unless the attitudes change. The middle paragraph of the letter you sent out proves that you are not willing to change anything. Not allowing business to the area means higher and higher taxes. People will keep selling their properties and move out. The northeast loses people and business goes south because of anti-business attitude and HIGH taxes.

Build cell phone towers, provide broadband Internet access, increase biking trails, build public swimming pool, public tennis courts and allow development of the Pine Hill project.

Build luxury resort

Buy local

Cater more to the visitors to stimulate the economy and allow chain food establishments to come into the area

Cell phone reception, development of Belleayre Mountain resort

Cell phone service; stop the farm stand controversy, we need local produce and convenience.

Cell phone tower

Clean up the downtown areas. Demolish or refurbish older buildings, especially in Fleischmanns.

Community development, museum trail, rail trail

Cost of pursuing outdoor activities by out of state relatives is prohibitive. Lower prices = more people, more people = more money

Create a summer long Arts and Music Festival with classes, concerts, lectures. Have "Home Goods" Dorothy instruct everyone how to run a business.

Desperately need a community paper back, like the Olive Press

Development of a means for people not familiar with the area to find unusual, interesting and fun activities and day trips. Possibly through a regional system.

Development of Belleayre Mountain, condos, mountain village, would increase property values and employment opportunities

Development of the Belleayre project

Do more advertising of the area in NJ and NYC. There is a stigma that the area is run-down and doesn't offer any recreational activities. Keep the downtown clean and inviting. Make the property owners keep their properties in town neat. In Margaretville, the main painted building is peeling and has graffiti and paper sign and really bad curb appeal. Some properties are abandoned and need of repair; Summerfield's has junk and garbage all over (we will not go there because it is dirty); if you are outside you look at a dumpster.

Do not know. Difficult question.

Don't penalize homeowners that are keeping up or improving their homes by raising property taxes when doing so.

Downsize government & local government. Where does all the money go ????

Eco-tourism, hiking, fishing, kayak/canoe, mountain biking

Encourage local governments to ban hydro-fracking to get natural gas. This will kill second homeownership. I will leave the area if this happens.

Encourage more businesses to open up.

Encourage people to open high end food stores and restaurants in the depressed villages like Fleischmanns, Pine Hill, Margaretville to increase traffic (the way that the restaurants in Phoenicia and Andes draw people to those towns). Increase services/attractions for families and kids (like the summer day camps in Beaverkill and Woodstock). There is nothing for the kids to do other than ski school at Belleayre and no babysitting available anywhere!

Encourage small business development similar to Woodstock

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Entrepreneurial training/consulting that help business owners build realistic and appealing businesses. Universal broadband Internet access, regulation and enforcement of lot and land use that improves appearance and appeal of area.

Expand swimming opportunities in the Margaretville/Arville area. Carry through on the Water Resource Center of the Catskills project in Arville.

Fix some of the roads. Oliveria Rd was just repaired in 2 places and the repairs are sinking.

Fleischmanns business district needs to be cleaned up and have a "draw" to help the local businesses.

Focus on outdoor pursuits...

Focus on sustainable services

Foster more sustainable farms with opportunities for people to be involved or visit (CSA's, open farm days); make reservoirs more accessible to recreation; expand Belleayre over to Highmount slopes; have more for people to do in the evenings (après ski stuff)

General revitalization of main streets

Get a communications tower which would allow Woodland Valley in Phoenicia to get adequate cell phone and radio reception.

Get the Belleayre project going to stimulate the local economy

Get the Gitter project in. It will help revitalize the area. Anything and everything needs to be done. You need to work to keep your children to want to stay in the area when they grow up.

Grant monies from state and federal government.

Great people live and work here. When they gather together for a project, good things happen.

Greater involvement with 2nd homeowners

Green manufacturing. Small business opportunities. Belleayre resort project. Maintain a strong Belleayre ski area and concert series. MORE CLASSICAL MUSIC.

Health care, preservation of environment

Help develop a movie theater with an art screen. I'd also like to see a book store.

Help small business revitalize towns and villages. Keep out big-box stores and shopping areas. Maintain the scenic vistas and small town feeling.

High speed communications infrastructure. Whole family would spend more time (and money) in area if we had access to good Internet for work-at-home or entertainment. Essential for attracting next generation residents.

High speed Internet service, cell phone signal strength.

Hiking is NOT played up enough at all. There should be weekend hikes on a regular basis, that are advertised on websites, etc. Every Saturday morning the Catskill Coalition Hiking Club leaves at 9 a.m. from a different venue, guided by a NYS leader. People could plan to get up on Friday night, and know that they can start their morning with a hike, or have a late afternoon hike in the summer that ends up at a local restaurant/tavern. Also, many times EVERYTHING happens on the same day, e.g.: Columbus day weekend events, instead of spreading things out over the course of the fall.

Historic preservation

I believe [it is] as important as it is to preserve the area's natural beauty. It is as equally as important for industry to grow in order for the good of the communities; without growth, the area becomes stagnant and thus falls into despair. Local government needs to allow for areas of industrial parks to manufacture goods aiding in the revitalization of the communities thus offering more influx of consumers which will also increase visitors and tourism which will also add to the local economy.

I do not have specific ideas; however, the key is maintaining the rural look/feel of the communities. The feeling of "slowing down" is also a key feature that needs to be maintained

I don't think there are very many. If I didn't have a second home there, I wouldn't go there. Nothing at all to do – at least by the Andes/Margaretville area.

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

I have no knowledge

I have no answers.

I like it the way it is. Large places like Full Moon scare me because they keep expanding and bring in all the noise we are trying to get away from.

I think a movie theatre in Margaretville would be fabulous... bring people into the town, dinner before or after... ice cream... place to run into one another – a bit like the Round Barn farmer's market...

I think local businesses need breaks – as I try to support them whenever I can make a purchase locally – but I feel it's hard for them to stay in business in this economy

I think restaurants, food related things, nature driven activities

I think the expansion of Belleayre would be great. Discounted passes to the ski mountains, particularly Belleayre and Plattekill, would enable me and my family to ski more. Maybe a shuttle bus that runs between the local villages to the ski resorts might be cool. My wife (who doesn't ski) might enjoy more opportunities for massages and day spas. Maybe a discount book for the local restaurants. How about a Christmas fair in Margaretville?

I would love to see Pine Hill redeveloped. More interesting restaurants/cafes/pubs, etc. would be a welcome addition. A nice beer hall/garden near Belleayre would be nice too.

I'd have to give the opportunities part some thought, it's difficult. But as a start, how about if people spread the word that the second homeowners aren't evil, that they contribute to the local economy and would even more if they didn't feel like the enemy all the time. I've heard from a lot of second homeowners that they feel like people just want them to leave the money on the counter and get out. With rare exceptions, I've felt that.

I'd like to see a stronger emphasis on use of alternative energy. Solar panels should have been considered to provide clean energy to run the Roxbury highway department facility.

I'd like to see organic farming, more maple syrup businesses, renewable energy such as solar and wind power, protecting the environment, water and wildlife.

Improve Belleayre ski resort

Improve cell phone service and provide more restaurant or fast food / take out opportunities.

Improve public transport

improve public transportation to NYC to improve access by non-car owning friends

Improved cell phone service is of utmost importance

Improved public transportation to and from Kingston. Broadband.

In Roxbury reduce the school taxes

Incentives to small business owners including grants to landlords with rental property which employ local workers, repairmen, and utilities

Increased cell service. Increased Internet availability. Turn the railroad into a bike path so folks can ride from town to town without being on Route 28.

It really appears that local organizations are trying very hard to improve the locale in a difficult time.

Jobs to attract young people. Tax incentives for new business ventures. Cell towers to modernize communications.

Keep Belleayre facilities open.

Keep Belleayre alive as the sort of ski area it is now. A lovely family ski place, draws MANY people to the area winters, and when I used to rent my house winters always supplied renters. It's critical to local economy. Other winter activities would be good, too. I understand there's now snowshoeing. Do MORE. Love that there's maple sugaring.

Keep gambling OUT of the area!!!

Keep the streams clean

Keeping the villages and businesses upgraded and growing... better prices in the local markets... advertising as a resort area, but need better and more motels... Margaretville motel getting very run down.

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

Lack of lodging facilities curbs tourism. High gas prices will curtail day trips. Funding need to be made available to developers for projects that will attract visitors to the area. The area has to be promoted by advertising its proximity to New York City and Albany and the attractions and activities available.

Like things as they are. Maybe a local recreation facility.

Local newspaper

Local restaurants that feature local produce and live music; destinations for rail trails and hiking

Local skiing and snowmobiling

Lower taxes

Lower property taxes

Lowering taxes

Maintaining and preserving the absolute unique natural environment of Delaware and its surrounding counties. Having travelled around this country and the world, it is by far one of the most naturally preserved and unspoiled by development and commerce that I've experienced.

Make information on mountain biking and hiking more readily available. Encourage biking and hiking clubs to be active, recruit from second homeowners and have well-publicized trail maintenance events. We would participate if we knew when maintenance occurred.

Make the corridor of Route 28 more presentable: clean the junk and trash issue and pursue summons, etc.; allow local developers/builders to construct new motels [and] hotels where visitors can stay at a reasonable price!

More advertising to region about day and overnight trips to see the natural beauty of the Catskills.

More attention to state forest preserve to enhance wildlife

More high end enterprises, fewer low price establishments

More local business

More opportunities to "green" my home – solar power, home improvement, reliable craftspeople, contractors, improve services, increase cultural offerings and events, movie theatre or a drive-in, bowling, archery, yoga studio.

More people would purchase 2nd homes if there was some type of tax rebate.. esp. school taxes

More police officers and medical aid availability

More promotion of the businesses and the scenic byway

More quality lodging, restaurants open Monday, Tuesday, and Wednesday

More weekend events around food and music like the cauliflower festival and maple syrup days, maybe feature more local artisans, something more authentic and less of the same junky yard sales

Movie theater with public gathering capabilities.

Much money and private sector / government time has been spent to determine that the Catskill resort makes sense. That is the answer.

Music, arts festivals would help bring people to the area.

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

My family has owned property in Phoenicia since 1950 and I have spent much time there myself as a child since the mid 1960s. I have seen the immediate neighborhood and the Town itself deteriorate over the last 20 years. The Phoenicia I once thought was special has faded into memory. I am disappointed that the Town of Shandaken appears to discourage improvement. I was fought tooth and nail, and deliberately discouraged from building just a few years ago after the devastating flood in April of 2005 that destroyed two mobile homes. The Town of Shandaken makes things difficult by raising taxes in response to improvement, which discourages local homeowners and businesses from improving their homes and the Town. The fear of higher taxation in an "improved" neighborhood feeds into the resistance to positive changes and improvements, resulting in neglect in order to avoid increasing the tax burden. Efforts to improve sewer and water management, increase cellular availability, even simply allow construction seem to be thwarted by this resistance. Phoenicia has the potential to be a lively center for tourism, dining, recreation and entertainment. It needs a hotel, better shops, more diverse restaurants and other people-friendly attractions. The Town sorely needs a facelift to restore its image. Businesses and homeowners need an incentive to maintain, improve and otherwise invest in their property without concern of higher taxation. I think there needs to be some tax allowance or abatement or significant reduction as an incentive for businesses, and resident and non-resident homeowners to improve instead of socking them with higher taxes. It will encourage more commerce, more jobs, and more tourism.

Need cell phone service. Need cable TV services.

Need cell towers, need to move into 21st century; not all want to be isolated. Visitors to area need to access 911 or web for info of what is in area.

New York City should pay higher taxes for watershed property.

No-kill sections on the Esopus would greatly improve fishing & tourism.

None. Government should be more responsive to part-time residents. We are taxed at the same rate as full-time residents but do not receive the same services, making it difficult to use the property year round.

Nothing specific comes to mind.

NY state should concentrate on funding these areas, as they have the potential to open the area to nationwide tourism popularity.

Offhand, I can't think of anything

Open up the Pepacton Reservoir to canoes and sailboats. Improve cell phone reception.

Organized composting site for community drop off, leading to greater recycling. Maintain support for the schools. Keep Belleayre Mountain open. Develop the Watershed Museum planned for Arkville. Support seniors, if they [stay], the area will become a NARC (naturally occurring retirement community).

Our area could be spruced up. Much of it has a down-at-the-heels look that is not inviting.

People need to clean up their houses/properties. The look of some of these houses is a disgrace.

Phoenicia needs a significantly better grocery store where people can buy fresh veggies and a wider variety of prepared foods. That horrible outdoor market on Route 28 is an eyesore.

Planning and incentives for businesses, i.e. incubators, more favorable sewer rates.

Pool and more summer activities

Primary homeowners need jobs that are not just seasonal.

Promote astronomy— you have great dark skies.

Protect environment

Protect the rivers and create fishing sanctuaries

Public transportation, i.e., trains!!! Local bus routes.

Pursue safe gas drilling (so-called "fracking") to exploit the natural resources native to the area; these could be a tremendous source of revenue for public projects and area revitalization. Completing the proposed Belleayre Resort plan would also help to attract tourists (and their dollars) to the area and provide much-needed dollars for local public projects.

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

Re-build the railroad tracks from Kingston to Margaretville. This would bring in sightseers & another way for skiers to get to the slopes.
Reduce property taxes
Re-open the Ashokan Dam to vehicular traffic! Nobody is going to blow it up, are you kidding? The NY City DEP is a very expensive waste of money. Thirty years ago the area was rustic and lovely. Now, Olive looks like a police state! The amount of money they waste is astounding!
Restore the old railroad that runs up from Kingston.
Road repair and maintenance should be a priority.
Roxbury needs good shopping and decent restaurants. It is a dead town !
Set up more walking trails. Advertise river swimming holes. Sporting activities that weekender children can join – baseball leagues, etc.
Sewer system in Phoenicia, restaurants in Pine Hill, hotel in Pine Hill
Should allow landowners more freedom to sub-divide property. We have 168 acres and would like to put up additional residences for family members in the future.
Since I am in the Belleayre region, I think the local community should get behind and support the revitalization of the mountain, as it will create jobs and bring in more people who will spend \$\$\$. I'm not sure where this is initiated but that is what I would love to see in my community of Margaretville. However, I feel very often that the local people do not take initiative and are willing to accept the status quo.
Some second homeowners are vitally retired [or] semi retired persons whose skills could be cultivated in many areas for volunteer and business revitalization. I haven't heard of that being cultivated in any manner yet.
Sorry to have to say this, but maybe it's just an attitude adjustment. We've often sensed a real ambivalence toward second homeowners. We sense we're welcome, and also resented at the same time. But many of us are no different from the locals; we're working people who simply want to relax and enjoy the simple life in a beautiful area. Maybe it's just a matter a smiling a little more. It sure can't hurt.
Sorry, no idea. However, this summer we plan to spend a great deal in repairing and upgrading our house, and, if possible, we will hire local people.
Still waiting for Phoenicia to act on the sewer system. More resources, which means jobs, of course
Stocking streams and stream restoration. More variety of types of stores
Stronger education for youth, local farms & ranches, more cycling trails (these folks have major \$), better senior services.
Support Belleayre Resort. Pursue the original intentions of the subject study. Work with our Congressman on augmenting that study– expand it to focus on job creation.
Support main street businesses
Support new local businesses and encourage job creation
Support opportunities for the creation of skating rinks, movie theaters, skeet shooting, batting cages, adult education classes, local gyms and UPSCALE DESTINATION ATTRACTIONS AND EVENTS.
Support small locally owned businesses and create conditions where they can flourish. Sweet Sue's is a perfect example of a great local restaurant that's now closed because of sewage problems. I also think there's opportunity for local guided hikes/kayaking, etc. and not just tubing. Need to focus on strategies that leverage unique assets of region – locally grown/produced food, nature and growing cultural attractions like Mt. Tremper arts and Phoenicia voice fest
Support the Belleayre Resort development
Support the development project at Belleayre.
Support the expansion of the Belleayre Ski Center and the proposed development of the resort area associated with it.
Sustainable agriculture. Arts activities.

**21. In your opinion, what opportunities exist to strengthen the regional economy and revitalize our communities? Are there specific actions that should be taken by local governments or businesses, or projects that should be pursued?**

Swimming pool
Take advantage of vacant commercial real estate & offer financial incentives for NYC entrepreneurs or business owners to set up business in our area.
Take more advantage of the Pepacton Reservoir's resources, more boating & hiking access.
The contractors for improving homes have no sense that work needs to be completed on time. This prevents us from spending more time and money in area as we have to more of work ourselves and wait. Also people to take care of our houses would be nice if they were reliable and accessible.
The Dean Gitter project MUST be fast tracked... the area is deteriorating. I started my second home in 1969 and I have seen the area go to pot. Dean Gitter knows what and how... Let's allow him to move ahead... NOW. He has met all requirements. The opposition will enjoy the jobs and benefits also.
The opportunity to offer a place for people from the city to rest. I always tell my co-workers that "I'm going to the Catskills to sleep and eat." The only noises are the chirping birds. They're jealous.
The Resort at Belleayre would bring in more tourists and provide jobs, therefore forcing more businesses to open.
The watershed, historic sites, pristine environment
They should encourage more organic farming and arts programs. They should start a local paper again. I'd like to have cell service and a sewer system in Phoenicia.
Tourism
Tourism, main street improvements, get trailers and trashed cars and dumped junk off main street properties, historic zoning (beautification)
Use grants for tourism and money to train "locals" so they don't have to leave towns
Use of reservoir for non-motorized boating
Utilizing the Internet to make people aware of activities/events in the area.
We have to find ways to bring more money into the local economies besides increasing property taxes. I like what HITS has done for Saugerties. They are now a destination and visitors patronize local hotels and restaurants. There is secondary business growth as a result.
We need more job opportunities for youth. Light manufacturing would help the job market. Most of my friends in the area were born here and want to remain and still work here.
What about that golf course that is supposed to be built near Belleayre?
When we dine out or shop I find the locals do not seem to want my business, with a few exceptions. Better customer service would go a long way.
Wind profile/allow wind turbines
Windmills, cell towers, etc to create income for economic stimulus for local landowners
Would like a local movie theater .
YES, clean up some home/farm areas... old broken down cars all over the place.

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

1) Transparency in property taxes... I feel like I am taxed more because I'm second homeowner... maybe I will sell [my] house and go somewhere else.
2) Better local websites to stay updated on local events
3) Local people are in government + bureaucratic positions and treat second homeowners sometimes with hostility... don't know how to fix that
1. Provide second homeowners a break on school taxes.
A twice a year newsletter or e-mail on proposed projects in the local area, government, local, community
Absolutely. I would like to be included in town meetings & activities and not treated as an outsider.
Allow open competition and less governmental restrictions. Stop living in the past and allow the community to grow.
Allow voting in local elections... we literally have taxation without representation
All's well
Answer phone calls and e-mails when a second homeowner makes an inquiry.
Availability of people to do odd jobs more cheaply than local professionals
Be more equitable with property and school taxes
Be more inclusive, friendly and welcoming.
Be more welcoming to visitors and second homeowners and treat them as significant members of the community. Yes, by mail.
Being informed of local events would be nice
Better communication
Better communication... I am in the non-profit management sector, I contacted Delaware County Food Bank to offer my services (grant writing, outreach, public relations, program management) and never heard back from anyone.
Better communication, like receiving your notice in the mail
Better informed
Better informed about local issues that impact the area such as economic development, energy development, etc.
Better informed about local issues. More community events.
Better local newspapers
Classes/workshops in the arts
Closer connection with our homeowner association president who could pass along issues.
Combine small township schools to lower taxes or many more property owners will be forced to sell their second homes
Communities should distribute tax burden more equitably between full and part time residents.
Create community groups that encourage second homeowners to meet and discuss issues with full-time residents.
Do more to promote the overall appearance of the area. Make it look more like it is growing, not decaying
Do not know
Don't expect the second homeowners to pay for all of the needs of the community
Don't know
Each town should have a welcoming committee, informing the new residents of what is available in all communities.
E-mail important local issues to [respondents' e-mail addresses].
E-mail info re services, events, public meetings and hearings.
E-mail is a good way to communicate! Cheap too.
E-mail news letters

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

Encourage second homeowners to vote in their second home area.

Engage the ENTIRE community in discussions to improve the area. Don't have meetings during the week that people from downstate can't attend. Set some meetings up via the Internet (i.e., GoToMeeting.com) or using Facebook. Don't just hold a meeting and hope people come; use your local contacts to reach out to their friends and customers who are second homeowners on things. Set up an e-mail list and, without sending things to the point of spam, keep people informed. It doesn't have to be shiny and polished, I go there to get away from stuff like that. There are a lot of people there who are decent and hardworking, and I recognize that. But if I'm trying to get something done long distance while juggling 4 other things here, I need someone there that can do a job at a reasonable price without me having to chase after them and follow up to make sure the job is done.

Fleischmanns First is a great place to start! Support your local fire department. Support Margaretville Nursing Home and Hospital

Free regional newspaper, community newsletter

Generally businesses close for half days on the weekends which is when second homeowners are around. They should also stay open later at night, particularly restaurants. My suggestion would be for them to take a day off during the week instead. Second homeowners are more willing to spend money than perhaps the locals at bars and restaurants and shops in general. I would love to be involved more in community groups but I am only there in the summer and fall. But yes I am interested.

Give us a say in local government – dual voting rights

Give us a voice

Have more events that relate to decision making on weekends

Honestly, I am not there consistently enough to be involved

I always donate to the local firehouses and to the beautification projects in my area. That helps me feel involved and makes me want to do more with community groups but I don't know how. I read the paper for local issues but have no power in how I feel about things. I can't vote on local issues. I am very involved in local issues in my community in the city but may have to wait until I retire to get involved upstate.

I am a member of RAG and appreciate the good work they do. It would be nice to have opportunities to be more involved with local groups and participate in decision making regarding important issues.

I am interested in such community building and would like to be more informed and involved.

I believe it is a homeowner's responsibility to be informed about local issues. I would like to see newsletters mailed to second homeowners.

I believe that second homeowners are not considered residents and often carry the burden of higher taxes for their properties and are often left out of the discussion

I believe that the local people, and for good reason, think that "city types" just want the area to adapt to them and for me this is not true. I love what is here, the beauty around, and the way most everyone is relaxed. To change the flavor of the region would make it something it is not. This is a primary reason why I bought a second home here. In the future we will be more involved if allowed. Some local issues are in the paper and on the web and others are from word of mouth which is also fine.

I can't seem to find websites devoted to local news like the Phoenicia Times was.

I don't have to be involved. I'm not sure that would be right considering I am not a "full-time" resident.

I feel as if we are already part of the local community; we make an effort to know our neighbors, to patronize local shops and restaurants, and to spend time meeting and speaking with local full-time and part-time residents. We've found most everyone very friendly, open, and willing to help us explore and enjoy the area.

I feel informed. Sometimes there are meetings I'd like to attend, but as we are only up there 3-4 days per month, always weekends, it is hard. Someday I'll spend more time there!

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

I remember a number of years ago I saw a figure stating that 3 out of 5 homes in Delaware County were owned by second homeowners. I believe that this rather large portion of the community is not adequately represented based on the amount of local taxes, personal spending and local community involvement that they contribute to locally. Local towns and villages need to ensure that this portion of their community is heard... i.e., use of Internet posting of town board meeting minutes, outreach to this community segment via a special town wiki webpage section for second homeowners, second homeowner website focused on the exchange of ideas, community building among this group, skills that they have to offer, etc. Local businesses could tap into this website for information, advertising to stay connected to and informed of what one of their largest customer segments are thinking about and focused on.

I think it is easy enough to follow local issues if one really wants to be a part of them.

I think more involvement would be good. Perhaps we need an ombudsman to represent our interests and concerns.

I volunteer in the local STS Playhouse and am involved with my husband in the art "world."

I would like greater input and to be more informed about local issues while I'm at my primary residence. A newsletter for second homeowners would be a welcome idea.

I would like more information as to what is happening in my community on important issues that may impact me as a second homeowner. If there was a community website which gave up to date alerts as to what's happening that would be great, also if it could give upcoming events that may also increase tourism. There has been many a time I wish I had been there a week earlier or later and missed something I would be interested in. Second homeowners or just any one could sign up for e-mail alerts and know in an instant fun, interesting, and different things going on, it could be on a county or local scale and could include surrounding areas

I would like to be able to vote on local issues, school and general tax budgets and political positions just like every other taxpayer in the area.

I would like to be better informed, e-mails with local events and news would be great.

I would like to be informed in regards to local issues. Newsletters/electronic communication are immediate thoughts.

I would like to be more involved but I don't know how

I would like to have a say in local affairs. Maybe an unofficial second homeowner vote to get their opinions.

I would like to see a more in-depth online version of the Olive Press. The Olive Press provided all sorts of info on the area, local news as well as local events and community information. I felt like I knew what was going on when reading the paper, even felt connected to neighbor by reading the letters to the editor.

improved local Internet news sites

Inform 2nd homeowners more frequently and in detail of local issues

Inform us of local meetings and let us be heard even if we can't vote locally. Send direct mail to primary residences re: local issues and developments. Open local schools for evening courses and athletic facilities (especially during the school year). Find ways to demonstrate that local full time residents want and appreciate second homeowners and tourists. Advertise local "special interest" clubs and activities and invite participation. Schedule events on weekends and holiday vacation times when second homeowners are more likely to be around.

Informative newsletters sent to primary addresses advising of local issues and news.

Internet based communications via e-mail.

It is a crime against both property owners and students to spend \$28,000/student/year on public education – for that price, could send a child to a top prep school. It's time for Andes, Margaretville and Roxbury school systems to merge – can no longer afford the luxury of separate schools.

It unfortunately is difficult for us to get involved in community groups.. we work full time and have two teenagers (and aging parents) to take care of... we are , however willing to support local initiatives in any way we can.

It would be nice to be more included in community events

It's politics and there is no way my suggestions will ever be acknowledged by local politicians

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

Keep us better informed about local issues
Legalize gambling
Links to various web sites representing the area.
Local communities should have some town meetings on the weekends so second homeowners can participate.
Local meetings are during the week. I would consider attending a Saturday meeting, midday.
Local newspapers
Lower our property taxes, specifically the insanely high school tax (ONE SCHOOL in Roxbury)
Low taxes
Lower school tax
Lower tax rate for non school use vacation homes.
Lower taxes
Lower taxes for seasonal residents
Lower taxes or provide tax breaks for part-time residents/ second homeowners
Lower taxes, if not using schools, lower taxes
Lower the school taxes, especially for retirees!
Mailings of important issues – everyone not able to attend weekday meetings. Use the Internet to ask for e-mail addresses.
Maintain rural quality and beauty
Make it easier and more welcoming to participate in building up community. Easier to volunteer and bring in assets/knowledge/skills from outside. Structured volunteer activities help meet people and build trust.
Make local government doings more accessible, communicate agendas, visions through communications vehicles that second homeowners can access without being here during the week.
Make tax rates for second homeowners the same as primary homeowners.
Many of the communities are made up of people who have been there for generations. It is sometimes difficult breaking into them as a newcomer.
Many of the workmen we deal with treat us like absent millionaires or disinterested parties. We are not rich– it's a small property that my parents bought 50 years ago. We want a reasonable rates and prompt services. Often, we are left with unfinished important work because the guys think we won't be around or care. It makes the region seem like only good old boys do the work and I know there are some excellent craftsmen that suffer from this image.
Maybe a newsletter/small newspaper that you could pickup in town (Margaretville) similar to the Olive Press that they have in Ulster County.
Maybe some kind of online bulletin board where locals can advertise services and second homeowners can know about them? We have been there for 10 years and have yet to find a babysitter, a tennis teacher, or know where to buy fresh eggs other than Pakatakan when that's on.
More advertising. Need more family oriented activities
More community events and more advertisement of the events.
No, I do not wish to be part of anything – I am not local – locals are treated different with each other – I'm a tourist to them just for the money.
No, I would not like to be involved or informed any more than what I read in the Catskill Mountain News
Not present on a regular basis to be involved in community activities, but wish to be informed
Not sure.
Not there enough for active participation but would like to be informed
Not too interested

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

Nothing at this time
Nothing, that is why we like coming to the area. We have involvement in our primary community and here we want the peace and quiet.
Notifications
NY State cut grass law (10") should not be enforced outside of villages. This law creates more pollution (engine exhausts). It creates more noise. It destroys native plants, birds and insects.
Prettify Fleischmanns. I am all about supporting the local community but Fleischmanns makes this very difficult. The diner when it was open was so dirty, I never came back. The Mexican restaurant has the worst tasting food. The town has gotten worse over the years. People I spoke to in surrounding towns would never want to buy a house there. The town looks depressed.
Property owned since 1954. We feel out of the loop. We would like to be better informed about local important issues.
Provide us with the ability to sign up for periodic updates to your website with links to available goods and services, and an opportunity to get answers to questions about local goods and services.
Reach out to all second homeowners on issues of local concern with e-mail or newsletters. Make homeowners aware of any programs or incentives to improve property, notify second homeowners of local flood alerts
Reach out to involve weekenders.
Reduce our taxes.
Respect the fact that our tax dollars help send their children to school, maintain the roads and provide services they use on a daily basis all year long.
Recognize the value of the local rural setting and outdoor environment to making the region attractive for second homeowners; development should balance preserving the region's special ambience with the need for good jobs and access to products and services.
Schedule local and governmental meetings on weekends at least some of the time to allow attendance
Second homeowners seem to be treated as second class citizens; even with your organization services are not fully provided as they are to full time residents. Town governments do not take responsibility for their actions affecting second homeowners.
Second homeowners, tax payers, should have a voice and a vote on local government issues.
Send out newsletters or e-mails. I pay over \$6000 in taxes and it would be nice to get something back...
Set up a web site where second homeowners can air their views and receive information on upcoming events. List of community groups open to second homeowners. Could be sponsored by local businesses offering services to homeowners.
Since Olive Free Press has gone, there's no source of local news in Olive!
Stop considering us outsiders. I respect lifelong residents, spend money, pay taxes, and love the area as much if not more than so called "locals."
Stop overcharging for services, i.e., carpentry, snow removal etc... Not everyone in NYC is a millionaire or very affluent.
Stop penalizing the second homeowner for improving their properties with excessive taxes. It's cheaper for me to stay in a hotel anywhere, that to keep/maintain my own home... ridiculous. If I had known how much my taxes were going to increase, I never would have built my Alta home.
Talk to the post office– they discontinued delivering mail to second homeowners, which included community newspapers!
Taxes of second homeowner who DON'T want to support schools

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

Taxes seem to be getting unreasonably high. We've moved to GA, which has impaired our ability to become involved in the local community. I think local produce that is affordable and accessible is extremely important to most of the people I know who own homes up there. We moved from NYC last year. The reason we got the place was to get away, and not be in a place like the Hamptons. We LOVE it up there. The most important reason is nature. It is the ONE thing that attracts the money and interest from NYC. Good restaurants also attract people. We tend to go to Andes Hotel to meet up with people. Margaretville's restaurants overall are not that good. There are good restaurants in Delhi as well, but people like lunch and a good place to meet friends in a great environment to hang out with cocktails, like the porch at the Andes Hotel. Access to hiking, skiing, and natural space are the main attractions. Many people like golfing as well, but there is plenty available for that already. Coffee shops/bakeries/etc. are also attractive options because people don't tend to make things over the weekend that are labor intensive. Strolling through the community is a frequent choice among weekenders. Discounted high end shopping and excellent places for lunch and baked goods and great coffee would be an easy draw for NYC visitors. Also, developing easy access to some of the amazing local products, like honey and maple syrup, jams, quilts, knitted things, etc would be snapped up. Pottery and "creative" clothing only can go so far. Antiques need to be good, and many of the better shops, like American Street in Andes, have closed. They are the ones that will continue to draw customers.

The locals are not always friendly and inclusive... just go to the New World in Margaretville on a Saturday and see – all the weekenders are shopping but staff there are very detached and not welcoming... small local store owners tend to be much more friendly...

The only thing I could suggest would be businesses and individuals creating websites where they might collectively list services they can provide – community by community. I'll start online, but also ask friends for references. A main place we begin is through our church. We also consult family, who are residents of Olive.

There is no way to meet people because there is nothing to do, nowhere even to take a long walk

There needs to be better local news, especially now that the Phoenicia Times no longer exists.

There seems to be an almost angry attitude towards out-of-towners by locals. Not sure what the issue is but have had a couple of bad experiences. We hide our car in the garage when local workers come to bid jobs so the price is not sky high.

This is difficult as we really haven't made the effort to be more involved. We have such busy lives and should have been more outgoing. My sons are more friendly than me and know more residents than me.

Town board meetings should be held on Fri/Mon, not Wed. We have a great community association in Woodland Valley Phoenicia that keeps us connected to neighbors and larger community. This could never happen through the town board, so think small community groups are key.

We already are. However, it would be helpful were we more welcomed by the old timers who refuse to do anything innovative. THEY need to be turned around.

We are so involved with community activities in our primary community, that we avoid meetings and really use the weekends for rest and recreation, and are very happy with it. And we do try to support all local businesses. Coming from a small community in Goshen, and being in business locally there, we are very aware of how important that is!

We are very involved w/Ashokan Watershed cleanups, etc. To get other families involved, appeal to teens who have community service school requirements to fulfill. More seminars like the A.W. one about flooding and water management, on topics related to keeping our environment healthy. Charge \$15; makes people more likely to attend. We need a new Phoenicia Times. Have town meetings on Saturdays when there's a hot voting issue. Everyone knows that New York City folk dilute the local vote, but hey, we pay taxes and don't use the services.

We get plenty of news from our local Woodland Valley Association and from regional organizations.

We have been coming here for over 60 years. We have many friends and neighbors here, but we are still flatlanders and can't see how we can tell the "woodchucks" how to run their towns...

We maintain a relationship with a neighbor who is involved in the community, he is a volunteer fireman

**22. What can local communities do to create stronger and more productive relationships with second homeowners? Would you like to be more involved in community groups, or better informed about important local issues?**

We should be invited (via e-mail or postcard to primary residence), to town meetings. There should be a website where updated information about projects (such as this) are continually updated, a blog perhaps, that second homeowners could feel part of. We should be able to actively participate in planning and revitalization projects (such as this) in the groundwork phase.

We would like to be involved more locally, but there are challenges. Some kind of electronic town bulletin board for the area, with an emphasis on bringing full-time and seasonal residents together, could be helpful, because we simply can't be there as much as we'd like. Maybe some kind of community Facebook-like project so that we could all share stories and ideas.

When I go to the country I want to relax. I do not want to get involved in politics.

Woodland Valley has a great community that brings us together.

Would become involved if I knew what was going on

Would like to be better informed over winter months of local issues.

Would love to become more involved but we feel that the locals don't like or can tolerate second homeowners. The local have been very local about not wanting us there. There needs to be more tolerance. Information or more involvement would be helpful.

Yes , notices sent to home or local paper

Yes I absolutely want to know about what is going on locally. Second homeowners do provide significant economic assistance to the local economy, without using benefits such as schools. We should have a voice in other non-political election issues. We pay our taxes. This outreach is a start – it is the first time since we first bought our house in Roxbury in 1987, that anyone has asked what we think, as second homeowners.

Yes, community groups

Yes, I would like a local e-mail newsletter with all the happenings. I am lost since the Phoenicia Times shut down

Yes, it would be great if there were opportunities to participate in town meetings via conference call or WebEx, increase opportunities for meeting full-time residents, social events intended to meet your neighbors, or coming together to do community service project on a Saturday afternoon. perhaps have long-time locals share history.

Yes, please make some meetings on weekends, they seem to be during the week.

Yes, so that second homeowners can feel more involved.

Yes. I have found it difficult to become involved when I am only there on school breaks and so rushed. That is the beauty though, of all the local amenities. But I think once I retire, there will be more opportunity and that is what I plan. Since second homeowners are vital to the economy, I try to use all the local services. Town hall meetings are only held during the week, so information is only disseminated to me from friends I have made in the area. Can any local persons of interest hold meetings during summer, Christmas, Easter breaks when more second homeowners may be there?

Yes. I miss the Phoenicia Times. Love the Woodland Valley blog. Other regional Web sites would be good– I haven't found any/many. I'd like to know more about local food raising, pick-your-own farms, etc. I'd go to a quilting class or maybe a community quilting bee.

Yes. It would be nice if some public forums/votes would be held on weekends. It would be nice if minutes from meetings were made available online and auto e-mails of important votes sent out.

Yes... Phoenicia sewer proposal...

You might try e-mail newsletters. We don't get mail up there and prefer electronic communication anyway.

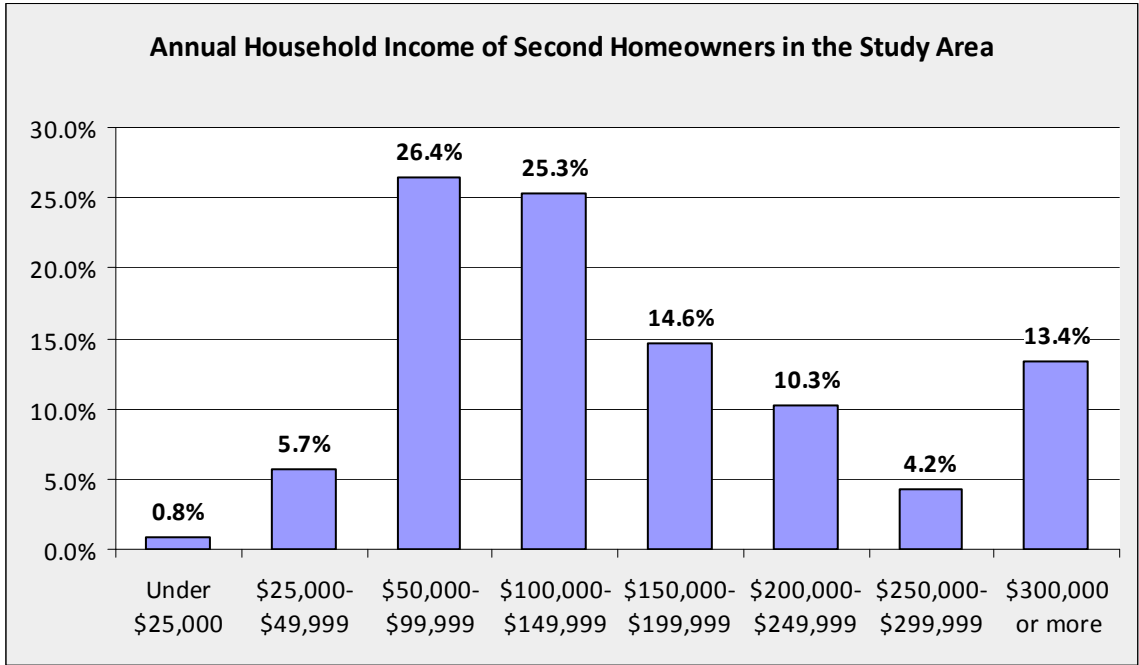
<b>23. How many people are in your household?</b>			
<b>Answer Options</b>	<b>Response Average</b>	<b>Response Median</b>	<b>Response Total</b>
Number of persons	3.1	2.0	815
<i>answered question</i>			<b>264</b>

<b>24. What is your family status?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Single, no children	6.1%	18
Single, with children	3.1%	9
Single, children no longer at home	4.8%	14
Couple, children no longer at home	37.8%	111
Couple, no children	18.7%	55
Couple, with children	29.6%	87
<i>answered question</i>		<b>294</b>

<b>25. What is your age?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Under age 24	0.0%	0
25-34	0.3%	1
35-44	8.1%	24
45-54	29.7%	88
55-64	33.1%	98
65-74	22.3%	66
75 or older	6.4%	19
<i>answered question</i>		<b>296</b>

<b>26. What is the highest level of education you have completed?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Did not complete high school	0.3%	1
High school diploma or GED	13.2%	39
Associates degree	8.8%	26
Bachelors degree	32.1%	95
Graduate or professional degree	48.6%	144
<i>answered question</i>		<b>296</b>

<b>27. What is your annual household income?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Under \$25,000	0.8%	2
\$25,000-\$49,999	5.7%	15
\$50,000-\$99,999	26.4%	69
\$100,000-\$149,999	25.3%	66
\$150,000-\$199,999	14.6%	38
\$200,000-\$249,999	10.3%	27
\$250,000-\$299,999	4.2%	11
\$300,000 or more	13.4%	35
<b><i>answered question</i></b>		<b>261</b>



<b>28. What is your current employment status?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Employed, full-time	51.9%	152
Employed, part-time	5.5%	16
Self-employed	15.4%	45
Looking for work	1.4%	4
Retired	29.4%	86
Other: - About to retire - Currently operating an environmental awareness program in my local community - Disability - Husband employed full-time and wife stays at home with son - Recently retired, still feeling our way - Retired - Self and part time (me and the rest of the state!) - Starting part-time business what will eventually be moved to Delaware Co. - Stay at home mom - Unemployed - We own and operate several businesses - Writers	4.1%	12
<b><i>answered question</i></b>		<b>293</b>

<b>29. Are you interested in participating in a roundtable discussion with other second homeowners regarding economic development and community revitalization in the Esopus-Delaware region?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Yes	37.2%	102
No	62.8%	172
<b><i>answered question</i></b>		<b>274</b>

<b>Additional comments</b>
A plethora of moderate-sized activities, endeavors, etc., is much better than one or two huge ones.
After retiring then would like to get involved
As taxpayers without children in school, would like to see some tax reduction and be entitled to local resident fishing and hunting licenses fees.
As with most working people my time is limited. I would like to stay "in-touch" with prominent issues.
Because of my work schedule, I could not participate at this time. But I have interest.
Cellular service is very deficient.
Communities should be more creative in supporting local farms.
Completed after 5/15/2011 so I hope the replies are included in the results. I did not receive the letter until 5/21/2011
Generally, when we are at our second home we shop locally. Primarily, we improve our home, garden, cook and entertain friends.
Glad to see this type of outreach.
Gladly participate if available.
Good luck... this problem won't be fixed with government programs!! At least figure out how to get cell phone coverage up there. Then take the books with all the business regulations and BURN THEM. Then fire people in government and lower property taxes. You'll be surprised at how creative and entrepreneurial people can be. If I have to listen to another innovative food vendor complain to me about all the ridiculous licensing and regulations they have to comply with, I'm going to have to move somewhere with more freedom. Beautiful area, but business unfriendly. Everyone works for the government, seems to practically be the only show in town. It's a shame.
Great idea
How About "Married with Children" as a category? I'm not a "couple," I'm "married"!
I also own a home in Sullivan County, and believe me, the area around Shandaken has so much more to offer. It's a much more sophisticated community. I love the Phoenicia library, the hardware store in Phoenicia, the Mt. Tremper Arts Festival, and especially all of the nature.
I bought the house when my daughter was young (11) and did not find much in the area for her. I understand there were more kids in Shandaken, Andes, but had no way to connect. Can there be a roundtable for the various second homeowners in all the towns to connect? Or a newsletter/ mailing list for get together? It took my daughter years to find a few friends. Maggie Cullen at Roxbury Arts saved the day; so did Jill Cline at Catskill Mountain Artisans Guild. Wonderful people here keep me coming back. Venue needed to get us together quicker when new; has taken me years.
I don't like the personal questions about my family, education, and especially income. That is why I did not provide any answers to question 30 and said no to question 29
I might be interested in #29, however indicating that here would break the anonymity of the survey. Perhaps you send out another letter and survey to the same people asking them if they'd like to participate in the roundtable discussion.

**Additional comments**

I read in the Catskill Mountain News about Route 28 being a Scenic Byway and the plans being made for signage, etc. Even though we love coming up, it distresses us to see the rundown appearance of many homes and properties along the route. Shandaken is especially bad. When one of our barns was listing and falling down, we were immediately notified by Code Enforcement to take it down, which we did. Why aren't these owners complying with any local ordinances? In New Jersey we have property maintenance codes, which we try to enforce (I am the Town Clerk for my municipality). I know it is difficult when you cannot find the owner, but with the present economy and foreclosures, we notify the mortgage company or bank or owner of record to clean up or be fined. When we get into Margaretville, I must say the properties are maintained in much better condition. I would love to be involved in your projects but unfortunately do not have much free time as we are so short-staffed in our government jobs. Hope to retire soon, maybe then.

I really don't want to see any significant economic development – that's why I am here.

I really think there needs to be more to do in the area. I have lived there 15 years and NOTHING has changed much. The local food store changed hands last year, that's about it.

I think local governments should make a greater effort to bring second homeowners and "first homeowners" together to work towards compatible visions for both.

I very much appreciate that you are including the opinions of part-time residents. Feel free to contact me via e-mail.

I would be very interested in helping the Catskills region get back on its feet. It has been too long.

I would like to suggest engaging non-resident homeowners for roundtable discussions remotely by audio or video conferencing services to get more participation and input, if feasible.

I'm happy to participate, and hope this will result in some positive results

Interesting survey. Good luck!! We'll help if we can.

It often breaks my heart to see great businesses here close. It's a tough economic time and I feel they are vital to the community - but need incentives to keep afloat until things improve.

It would help if cell phone service was available. I'm with VERIZON & they have no service from Grand Gorge south on Route 30 to Route 28 and at least 20 miles or more east on Route 28 before you're able to get service. This holds true for other providers too. It is truly a safety problem for older people.

Location for your roundtable as there are second homeowners from NJ, CT, MA, NY and more? If it is held upstate, time is very precious when I am there. I would suggest more mailing and online activity (?) to develop commitment. Certainly the Catskill Tennis Tournament and the Baseball League draw attendance to survey and incubate a pool of volunteers.

Love the area and love the people. Need to figure out what to do with my trash.

More should be done to remedy the turbidity of the Esopus and Stony Clove Creek.

Much success with this project!

My family has been vacationing in Shandaken for 50 years. We have a love of the area, but still often feel like outsiders or cash cows for the local politicians and tax assessors.

My schedule is busy - not sure if I can participate much, but would like to know about discussions.

None.

On behalf of my family, we do NOT SUPPORT THE DEAN GITTER ski lodge garbage in Belleayre. He has destroyed properties and communities from Mt. Pleasant up past Shandaken.

Once again I would like to emphasize the importance of improved cell phone service.

Phoenicia needs more "cute shops" ala Sweet Sue's on Main Street and rebuild the Phoenicia Hotel.

Please do something. I am so sad when I drive down Main Street and "FOR RENT" signs are everywhere and restaurants are closed. PLEASE DO SOMETHING... GET GITTER'S PROJECT GOING>>> Let's get some positive vision for our future.

Read this story: <http://newyorkfaceoff.blogspot.com>

Thank you for the opportunity to be heard. We've lived here since 1971 and this is the first survey we've completed.

Thank you.

<b>Additional comments</b>
Thanks for reaching out to this segment of the community.
Thank you for all you are doing, great survey, hope it brings more new life to the communities.
That's a maybe – depends on when it is.
The taxes are going through the roof – that's one of my reasons for selling my property, and my friends are doing the same.
Try utilizing this media for discussion. E-mail is the quickest most cost effective way to communicate. Set up a LinkedIn group or something similar.
Very thankful we finally got cell phone service in Olive.
We are always busy working on the house during weekends, so rarely want to participate in meetings about local issues. HOWEVER, when it's relevant, we do attend. Most other weekenders we know feel the same.
We are father, wife, two sons & families, nephew & wife who own the house jointly.
We had hoped to retire in the area, but there is just nothing to do, not even somewhere to take a long walk.
We love the area and really enjoy our visits and are really pleased and excited that you have this forum for us.
We need brainstorming meetings with small groups including at least one representative elected or appointed official with some responsibility for creating jobs and fostering economic growth. It should also include the old timers like Len Utter. Also, we need to sort out the problems and benefits of hydrofracking and begin a process of educating everyone, especially the old timers.
We prefer economic development only on a small scale. Our family has been coming back for 90 years because of the peace and tranquility that it offers. Tourist attractions are a negative in our opinion.
We strongly support and endorse this effort to bring more economic vitality to this beautiful area.
We'll be arriving sometime around mid-June and staying until the end of September.
When I am on call I cannot come up because my beeper and cell phone do not work here. Other professionals also need to be able to be in contact with their offices.
While I believe in property rights, zoning to stop things like wind farms, junkyards and trash strewn properties should be considered.
Willing to assist and give input via e-mail, etc. [but] not available to attend physical meetings due to work constraints.