

Town of Copake Community Profile

I. Regional Context and Historical Background

Regional Setting

Located in Columbia County, the Town of Copake is approximately 100 miles north of New York City, 125 miles west of Boston and is part of the Hudson Valley. Its population of 3,278 lives at an average of 550 feet above sea level in 2,185 housing units on 42.1 square miles. The town is bounded by the towns of Hillsdale to the north, Ancram, to the south and Taghkanic to the west. The eastern town line is bordered by the town of Mount Washington, Berkshire County, Massachusetts and the Taconic State Park.

History of Copake

According to the Town Historian, long before the area became known as Copake, it was inhabited by Mohican Indians, who found its many lakes, streams, woodlands and lush countryside a fine place to establish their camps. The name Copake was derived from the Algonquin word for "snake pond". White settlers, mainly Dutch and German, began to arrive in numbers around 1750, although a 1714 map shows a settlement near the lake by a family named Whitbeck. In 1753, a Dutch captain enticed a group of sailors onto his ship sailing for New York. Upon arrival in New York these men found they could not pay for their voyage and were indentured to Livingston's estate. They were put to work in the iron ore mines in the Copake area and upon completion of their debt repayment were offered leases on land parcels of the Livingston Manor, in the area known as Copake.

Copake was created on March 26, 1824, when the old town of Granger was split, creating Copake in the eastern half and Taghkanic in the west. At this time, with a population of 200, the Copake hamlet consisted of two hotels, three stores, two saloons, three blacksmith shops, two shoe repair shops, two wagon shops and the Methodist Church with a congregation of eight members. In about 1845, extensive beds of iron ore were discovered at what is now Copake Falls. Copake Iron Works, also known as Copake Station, was the site of iron mining throughout the latter part of the 19th century. In 1847 a forge was erected for the conversion of the cast iron into iron. The New York and Harlem Railroad was completed in 1852 which improved shipping facilities from earlier methods including carts and horses. In 1862 the plant was sold to Frederick Miles and it became known as Columbia Plow Works. About 500 plows were turned out annually along with a large quantity of car wheels, axles, gun barrels and bar iron.

Craryville was originally called Hagerman, named for a large land owner, later called Bain's Corners after Peter Bain, and sold to Peter Crary in 1870, taking his name. In 1871 a station on the New York and Harlem Railroad was established and the hamlet contained a hotel, two stores, two blacksmith shops, one shoe shop, one wagon shop, one harness shop, a half-mile trotting track and about 12 homes.

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West Copake, first known as Anderson's Corners, in 1871 had one store, two wagon shops and two blacksmith shops and was the site of the splendid residence built by Henry Astor in 1875. Colonies of cottages sprang up in the 1920's around Copake Lake.

The Village of Copake, which remains the hub of the town, was originally called Copake Flats, because of its level ground, and is to this day called "The Flats" by many long time residents. Even in its early days the Village with its 200 residents had hotels, stores, a Methodist Church and other businesses, with a one-mile trotting track nearby. Taconic State Park was established in the 1920's by a commission that included Francis R. Masters of High Valley Farm in Copake Falls and Franklin Delano Roosevelt. The park attracted a number of people who later became residents. Camp Waubeeka, originally a Boy Scout camp, and Oleana have become family campgrounds, contributing to Copake's reputation as a pleasing vacation area. Part of Catamount Ski Area is also within the Town of Copake. In addition, Copake has been sought out by metropolitan New York residents as a location for second homes, bringing in a weekend and summer population that has added another dimension to the Town.

Historic Resources

National and State Register Listings

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

National and State Register-listed historic resources in the Town of Copake include four individually listed sites:

- Church of St. John in the Wilderness – Located on Route 344 in Copake Falls, this church is located on approximately 2 acres. This one story wood frame Gothic Revival style church with board-and-batten siding was built in 1851. Also located on the site is a parsonage (built in 1853), a cemetery (1851 -1911), a modern cemetery and an altered 19th Century garage. The parsonage is a two-story Picturesque inspired cottage resting on a brick foundation and covered by a jerkin-head roof. Of the two cemeteries, one is the Pomeroy family cemetery, the other is an adjacent cemetery for the congregation.
- Copake Grange Hall – located on empire Road, south of Old Route 22 in Copake, this Victorian Eclectic style two story wood framed building with a gabled roof was built in 1902-03 on a stone foundation. There are one-story flat roofed wings on either side of the two-story structure. It is located on 1/5 acre of land with frontage on Empire Road.
- Copake Iron Works Historic District – Located within the Taconic State Park in the Hamlet of Copake Falls, the collection of approximately 25 contributing buildings were built in the Mid 19th Century Greek Revival and Picturesque styles.
- Copake United Methodist Church and Copake Cemetery – Located on approximately 9.5 acres of land on Church Street in Copake, this Mid-19th Century timber-frame meeting house with distinctive design attributes to Greek Revival was built around 1854. The church is one-story with a gabled roof and two-tiered belfry. The cemetery serves as the

setting for the Methodist Meeting House. The only structure in the cemetery is a single-story mausoleum building of red-brick construction with a gabled roof.

Community Survey

The protection and enhancement of the Town's historic resources has strong support among Town residents. Residents were asked to rate on a scale of “strongly agree” to “strongly disagree” on historic preservation actions that the Town should focus on over the next decade. Roughly 40% of respondents strongly agreed that the Town should protect historic homes, places and buildings. Nearly 40% strongly agreed that the Town should provide tax breaks for the rehabilitation of historic buildings, while 30% strongly agree that the Town should refine the local historic district program. Respondents identified the Iron works at Copake Falls, the railroad buildings, the old school, agricultural sites, churches and historic homes as worthy of additional protection.

II. Demographics

Key Observations:

- Copake’s population increased 5.1% from 1990 to 2000, but declined by less than 1% from 2000 to 2009. Projections from Claritas show that the Town’s population is expected to grow less than 1% over the next five years.
- There was a significant increase in the number of households in the Town between 1990 and 2009 (12.4%). Households continued to increase in 2009 at a rate of 3.4% and all household types experienced increases. As the number of households continues to increase, there will be demand for additional types of housing units including market rate and affordable housing, senior housing, townhomes and condominiums as well as single family homes at all price points.
- The declining number of pre-school (0-4) and school aged children (5-20) will impact the school system perhaps resulting in the need for fewer teachers, loss of per-pupil funding, and threat of consolidation. There are a considerable number of residents between 44 and 64 which are considered a person’s “peak earning years”. The population concentration is an important characteristic of labor force availability. Increasing senior population in the Town will impact the availability of senior services, including health care services and housing.
- Three-quarters of occupied units in the Town are owner-occupied.
- The majority of housing units in the Town are single-family structures.
- There are 905 vacant units in Copake, of which, 735 are considered seasonal, recreational or occasional use.
- Approximately 39.9% of renter households and 23.9% of owner households are cost burdened – paying in excess of 30% of their income for housing costs.
- The affordability ratio of homeowner units has increased from 2.6 to 3.1 between 2000 and 2009 indicating that homeowner units are becoming less affordable. Approximately 30.8% of respondents strongly agree that the Town should focus on encouraging housing that can be afforded by senior citizens, and 30.2% strongly agree that the Town should address the issue that young people cannot afford to buy homes.

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This profile uses data from multiple sources including the 2000 United States Census of Population (for the period of time between 1990 and 2000), current year estimates and five year projections of census trends from Claritas, Inc. and local assessment and building permit data.

Brief Demographics Summary (Population, Housing and Economy)

The last US Census reported that Copake's population (3,278) increased 5% from 1990 to 2000. It has been estimated to have declined less than 1% since 2000. Projections show that the Town's population will grow less than 1% over the next five years. Despite the slowdown, Copake is growing faster than the County and its neighboring towns of Ancram, Claverack, Gallatin, Hillsdale and Taghkanic.

The number of households increased significantly (12.4%) between 1990 and 2000 and has continued to grow by more than 3% over the past nine years. Most households (54%) were "traditional families", 13% were headed by a single person and nearly 33% were domestic partners and unrelated persons. All racial groups increased between 2000 and 2009, with the number of minority persons in the Town estimated at 229 persons or 7% of the population in 2009.

The adult and senior populations increased between 2000 and 2009, while all other age groups (preschoolers, children and young adults) decreased. Pre-school and school-age children were 23.8% of Copake's population in 2000. The declining number of pre-school (-28% between 1990 and 2000 and -8% since 2000) and school aged children (-18% between 2000 and 2009) will undoubtedly affect the school system. Residents in their peak earning years, age 44 to 65, grew 19.3% between 1990 and 2000 and +15% since 2000. The senior population, 65 and older, decreased (-7%) between 1990 and 2000 when it was 18.2% of the total population, but increased (+4%) since 2000. If the percentage of seniors continues to increase, they will require more services, including health care services and housing. (See APPENDIX TWO for U.S. Census data and APPENDIX THREE for Claritas projections from which these trends are taken.)

In 2000, almost 60% of residents over age 16 were employed. The most common occupations were management, professional and related occupations (28%), sales and office occupations at 25% and service occupations at 24%. Slightly more than half of all residents worked within Columbia County and their average travel time to work was 28.6 minutes. The median household income in 2000 was \$42,261. Per capita income was \$23,088 and 57 families and 261 individuals lived in poverty. In 2009, the estimated median household income was \$55,078 and the per capita income was \$30,226. An estimated 62 families live below the poverty line.

Educational attainment improved for Copake residents between 1990 and 2000 and remained stable since 2000. The percentage of residents, age 25 and older, with a high school diploma or higher increased from 73% in 1990 to 81.5% in 2000, while residents with a bachelor's degree or higher increased from 17% in 1990 to 21% in 2000.

A healthy housing market should provide sufficient opportunities to its residents to secure good quality units that address their particular needs in terms of number of bedrooms, location, price and other considerations. In 2009, Copake has an estimated 2,384 housing units, of which 1,326 are occupied. Owners make up 75.0% of the occupied housing and renters 25.0%. Over 90% of housing units are in a single family structure. Multi-family buildings (2 units or more) comprise

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just over 5% of the Town's housing stock. Mobile homes and trailers account for 4.7%. Copake's building permits as recorded by HUD's PR&D office show that 208 structures were built from 1999 through 2008 providing 210 housing units.

The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. The Town's vacancy rates in 2000 were above the norm with rental vacancy over 10% and for-sale housing vacancy at 5.0%. Year 2000 data is the most current available regarding vacancy rates. In terms of housing affordability, nearly 40% of renter households and 24% of homeowner occupied housing reported housing costs in excess of 30% of their income in 2000. Estimated vacancy rates and cost burden statistics are not available from Claritas, Inc. The median value of owner-occupied units in the Town in 2009 was \$172,624, an increase of 17.9% since 2000.

Demographic Details

Town of Copake

Located in Southern Columbia County, the Town of Copake is a community of approximately 41.0 square miles and a 2000 population of 3,278. Copake is bordered by the Town of Hillsdale to the north, the Town of Ancram to the south, the State of Massachusetts to the east, and the Town of Taghkanic to the west.

Population

According to the 2000 Census, the Town has a population of 3,278. Since 1990, the Town's population has increased by 160 residents or 5.1%. Columbia County had a 1990 population of 62,982. In 2000, the Census reported the County's population at 63,094, a gain of just 0.2% from 1990. The Town of Copake accounts for 5.0% of the County's overall population base.

| Municipality | 1990 | 2000 | # Change | % Change |
|-----------------|--------|--------|----------|----------|
| Town of Copake | 3,118 | 3,278 | 160 | 5.1% |
| Columbia County | 62,982 | 63,094 | 112 | 0.2% |

Source 1990 and 2000 Census

Population estimates for the year 2009 were obtained from Claritas, Inc.¹, a private company that has been providing demographic data for marketing and other purposes for more than twenty years. According to Claritas, the Town of Copake's 2009 population is estimated at 3,270 with the projected 2014 population of 3,279. Based on the 2009 estimate, the Town's population has not changed.

¹ Claritas develops population estimates based on the most recent estimates produced by the Census Bureau at the national, state, and county levels. Population growth is then projected using forecasts provided by WEFA, an econometric forecasting firm. At smaller geographic levels, a variety of other sources, such as estimates from local agencies, household and consumer marketing databases, and other proprietary sources may also be used. While the estimates are useful for projections, it should be noted that the margin for error for small areas like small cities and census tracts is larger than for a state or region.

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Unlike the Town of Copake, the surrounding communities have experienced little or declining population growth. As shown in Table 2, the Town of Gallatin's population has decreased by almost 10%, while the populations of Ancram, Claverack and Taghkanic have hardly changed.

| Municipality | 1990 | 2000 | Change, 1990-2000 |
|-------------------|-------|-------|-------------------|
| Town of Ancram | 1,510 | 1,513 | 0.2% |
| Town of Claverack | 6,414 | 6,401 | -0.2% |
| Town of Copake | 3,118 | 3,278 | 5.1% |
| Town of Gallatin | 1,658 | 1,499 | -9.6% |
| Town of Hillsdale | 1,793 | 1,744 | -2.7% |
| Town of Taghkanic | 1,111 | 1,118 | 0.6% |

Source 1990 and 2000 Census

Households

The 2000 Census reports that there are 1,280 total households in Copake, an increase of 12.4% since 1990. In comparison, households increased 4.6% in Columbia County. The average household size in Copake in 1990 was 2.59, while in 2000 it decreased to 2.45. In 2009, the average household size was estimated at 2.37.

| Municipality | 1990 | 2000 | # Change | % Change |
|-----------------|--------|--------|----------|----------|
| Town of Copake | 1,139 | 1,280 | 141 | 12.4% |
| Columbia County | 23,696 | 24,796 | 1,100 | 4.6% |

Source: 1990 and 2000 US Census

Claritas data also reports that households increased 3.4% since 2000. In 2009, approximately 54.1% of the households in Copake were considered traditional nuclear families with a husband, wife, and related children under age 18, while 13.6% were headed by a single parent. Non-family households including single-person households and households of unrelated persons (such as roommates or domestic partners) account for nearly one-third of the households in the Town.

| Type | 1990 | 2000 | 2009 | Change 1990-2000 | Change 2000-2009 |
|--------------------------------|-------------|-------------|-------------|------------------|------------------|
| Married couple families | 711 (62.4%) | 695 (54.3%) | 717 (54.1%) | -2.3% | 3.2% |
| Male headed household, no wife | 37 (3.2%) | 66 (5.2%) | 70 (5.3%) | 78.4% | 6.1% |
| Female headed, no husband | 97 (8.5%) | 108 (8.4%) | 110 (8.3%) | 11.3% | 1.9% |
| Non-family households | 294 (25.8%) | 411(32.1%) | 429 (32.4%) | 13.9% | 4.4% |

Source: US Census Bureau (1990 and 2000). Claritas Pop-Facts: Demographic Snapshot 2009 Comparison Report.

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Race

In 2000, the census changed the way people were asked to report their race. Each respondent was asked to select whether they are Spanish, Hispanic, or Latino in addition to the other classic census categories. Because of this change, the 2000 data on race are not directly comparable with data from the 1990 or earlier censuses. Caution must be used when interpreting changes in the racial composition of the US population over time.

| | 1990 | 2000 | 2009 | % Change 1990-2000 | % Change 2000-2009 |
|-------------------------|-----------------|---------------|------------------|-----------------------|-----------------------|
| White | 3049 (97.8%) | 3,109 (94.8%) | 3,041 (93.0%) | 2.0% | -2.2% |
| Black | 15 (0.5%) | 23 (0.7%) | 28 (0.9%) | 53.3% | 21.7% |
| American Indian | 10 (0.3%) | 13 (0.4%) | 15 (0.5%) | 30.0% | 15.4% |
| Asian/ Pacific Islander | 4 (0.1%) | 4 (0.1%) | 5 (0.2%) | 0.0% | 25.0% |
| Other Race | 5 (0.2%) | 9 (0.3%) | 10 (0.3%) | 80.0% | 11.1% |
| Two or More Races | n/a | 45 (1.4%) | 60 (1.8%) | n/a | 33.3% |
| Hispanic Origin | 35 (1.1%) | 75 (2.3%) | 111 (3.4%) | 114.3% | 48.0% |

Source: US Census Bureau (1990 and 2000). Claritas Pop-Facts: Demographic Snapshot 2009 Comparison Report.

According to 2009 Claritas data, there are an estimated 229 minority people in the Town of Copake comprising 7.0% of the population. The largest minority group is the Hispanic population, which comprise 48.5% of all minorities and 3.4% of the Town population. Approximately 1.8% of Copake residents reported that they were of two or more races.

Age

According to 2009 Claritas data, the median age of Town residents is 44.5 years. This compares to 41.7 in 2000, showing an aging of Copake's population of 2.8 years in ten years time. Between 2000 and 2009, all age groups, with the exception of adults (45-64) and seniors (65+), experienced decline in population. Adults (45-64), who account for 30.3% of the Town's overall population, experienced the greatest population increase at 15.4%. In comparison, the number of pre-school children declined 7.9% and school-age children decreased 18.2%.

| | 1990 | % | 2000 | % | 2009 | % | % Change 1990-2000 | % Change 2000-2009 |
|-------------|------------|-------|------------|-------|------------|-------|-----------------------|-----------------------|
| 0- 4 years | 193 | 6.2% | 139 | 4.2% | 128 | 3.9% | -28.0% | -7.9% |
| 5-20 years | 550 | 17.6% | 674 | 20.6% | 551 | 16.9% | 22.5% | -18.2% |
| 21-44 years | 1,011 | 32.4% | 1,007 | 30.7% | 977 | 29.9% | -0.4% | -3.0% |
| 45-64 years | 720 | 23.1% | 859 | 26.2% | 991 | 30.3% | 19.3% | 15.4% |
| 65 years + | 644 | 20.7% | 599 | 18.3% | 623 | 19.1% | -7.0% | 4.0% |
| Median Age | 41.0 years | | 41.7 years | | 44.5 years | | 1.7% | 6.7% |

Source: US Census Bureau (1990 and 2000). Claritas Pop-Facts: Demographic Snapshot 2009 Comparison Report.

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Educational Attainment

Data from the 2000 Census on educational attainment levels in Copake reveal that 81.5% of residents 25 years and older have a high school diploma. New York State has a slightly lower percentage of high school graduates (79.1%). Additionally, 20.6% of Copake residents have a bachelor's degree or higher, while 27.4% of New York State residents have a bachelor's degree or higher.

Table 7: Educational Attainment Levels, Persons 25+

| | <i>No High School Diploma</i> | | <i>High School Diploma or higher</i> | | <i>Bachelor's Degree or higher</i> | |
|-----------------|-------------------------------|-------|--------------------------------------|-------|------------------------------------|-------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Town of Copake | 27.0% | 18.5% | 73.0% | 81.5% | 16.6% | 20.6% |
| Columbia County | 26.4% | 19.0% | 73.6% | 81.0% | 18.5% | 22.6% |
| New York State | 25.2% | 20.9% | 74.8% | 79.1% | 23.1% | 27.4% |

Source: US Census Bureau (1990 and 2000).

According to 2009 Claritas data, educational attainment levels have remained essentially the same since 2000. Approximately 81.4% of residents have a high school diploma and 20.7% have a bachelor's degree or higher.

Educational services in the Town of Copake are provided by the Taconic Hills Central School District, which is located in Craryville. In addition to the Town of Copake, the School District serves portions of nine other townships in Southeastern Columbia County.

General Housing Characteristics

According to 2009 Claritas data, the Town of Copake has 2288 housing units. Of the total housing units counted, 1,326 were occupied. Owners make up 75.0% of the occupied housing in the Town and renters 25.0%.

The predominant housing type in Copake is the single family structure, which makes up 90.1% of the market. Multi-family buildings (2 units or more) comprise 5.2% of the entire housing stock in the Town. Mobile homes and trailers account for 4.7%. Claritas data (2009) estimates that 306 housing units or 12.8% of the housing stock in Copake was built between 1999 and 2009. Local Building permit data shows 210 permits issued between 2000 and 2008. In contrast 15.6% of the units were built before 1940.

According to the 2000 Census, there are 905 vacant units in Copake. Of the 905 vacant units, 735 are considered seasonal, recreational or occasional use.

Characteristics of Rental Housing

Rental housing accounts for 25.0% of occupied housing in the Town of Copake according to 2000 Census figures. Roughly 77.1% of the Town's rental units are two- and three-bedroom and 12.2% are one-bedroom. Approximately 64.6% of rental units are in single family structures. According to 2009 Claritas data, rental housing still comprises 25% of the occupied housing in the Town. Estimated rental units by bedroom size and structure are not available from Claritas.

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The median gross rent in Copake was \$541 in 1990. Adjusting the 1990 median rent for inflation to 2000 dollars results in a median rent of \$713. The 2000 Census reports that the Town has a median gross rent of \$599. Rental costs decreased 21.6% in comparison to 1990 figures when adjusted for inflation. Estimated median gross rent is not available from Claritas.

One factor in assessing general housing needs within a community is the availability of housing choice. A healthy housing market should provide sufficient opportunities to its residents to secure good quality units that address their particular needs in terms of number of bedrooms, location, price and other considerations. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. The Town's vacancy rate for rental housing (2000) was above the norm at 10.1%. Estimated vacancy rates are not available from Claritas.

| | 2000 | | 2009 | | % Change |
|---|-------|--------|-------|--------|----------|
| | # | % | # | % | |
| Total Housing Units | 2,185 | 100.0% | 2,288 | 100.0% | 9.1% |
| Total Occupied Units | 1,280 | 58.6% | 1,326 | 55.6% | 3.6% |
| Owner occupied housing units | 960 | 75.0% | 995 | 75.0% | 3.6% |
| Renter occupied housing units | 320 | 25.0% | 331 | 25.0% | 3.4% |
| Vacant units | 905 | 41.4% | 1,058 | 44.4% | 16.9% |
| <u>Number and type of unit:</u> | | | | | |
| Single family | 1,966 | 90.0% | 2,147 | 90.1% | 9.2% |
| Multi-family | 114 | 5.2% | 125 | 5.2% | 9.6% |
| Mobile homes/trailers | 105 | 4.8% | 112 | 4.7% | 6.7% |
| Vacant for Sale | 51 | 5.0% | n/a | n/a | n/a |
| Vacant for Rent | 36 | 10.1% | n/a | n/a | n/a |
| Vacant – Seasonal, Recreational or occasional use | 735 | n/a | n/a | n/a | n/a |

Source: US Census Bureau (2000). Claritas Pop-Facts: Demographic Snapshot 2009 Comparison Report.

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

According to 2000 Census information, 114 households in Copake reported rental housing costs in excess of 30% of income. This represented 39.9% of all renter households. Not surprisingly, the extent of cost burden was significantly greater on lower income households. Households with annual incomes under \$20,000 accounted for 83, or 72.8%, of the households determined to be cost burdened. Estimated cost burden statistics are not available from Claritas.

Characteristics of Owner Occupied Housing

There were 960 owner-occupied units in the Town of Copake, comprising 75.0% of occupied housing in the Town in 2000. Nearly one-half of the Town’s owner-occupied units are three-bedroom and 45.1% are two-bedroom and four-bedroom. The majority of owner-occupied units are in single-family detached structures. According to 2000 Census figures, the vacancy rate of for-sale housing is 5.0%.

The median value of owner-occupied homes in Copake as reported in the 1990 Census was \$110,500. Adjusting the 1990 median value for inflation to 2000 dollars results in a median value of \$145,586 for owner-occupied units. According to the 2000 Census, median value of owner-occupied units is \$111,100, a decline of 23.7% from 1990. Further, after adjusting the 2000 median value for inflation to 2009 dollars results in a median value of \$146,377 for owner-occupied units in Copake. The median value of owner-occupied units in the Town in 2009 was \$172,624. Median value of owner-occupied homes has increased 17.9% since 2000.

The 2000 Census reports that 181 or 23.9% of homeowners are cost burdened. Households with annual incomes under \$20,000 accounted for 69, or 38.1%, of the households determined to be cost burdened. Estimated cost burden statistics are not available from Claritas.

Housing Affordability
Housing Rental Index

Rental housing is generally defined as affordable for a household if it does not cost more than 30 percent of the occupant’s annual income on housing costs (housing costs include basic utilities). One measure of affordability is a rental index which calculates the maximum gross rent a household can afford. With a median household income of \$42,261 in 2000, the median household could afford \$1,057 per month in rent. With a median gross rent of \$559, the median household in Copake would find rentals to be affordable.

| Year | Median Gross Rent (2000)/FMR (2009) | Median Household Income (2000 and 2009) | Affordable Rent (30% of Average Monthly Income) |
|------|---|---|---|
| 2000 | \$559 | \$42,261 | \$1,057 |
| 2009 | \$837 – 2BR \$1,011 – 3BR \$1,078 – 4BR | \$55,078 | \$1,377 |

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

According to estimates from Claritas, the estimated median household income for Town residents was \$55,078 in 2009. This translates to a monthly income of \$4,590 for the median Town household. Therefore, Town households are estimated to be able to reasonably afford \$1,377 for rent. According to the U.S Department of Housing & Urban Development (HUD), the Fair Market Rent (FMR) for a two-bedroom apartment in Columbia County in FY2009 is \$837. The FMR for three-bedroom units is \$1,011 while for a four-bedroom unit is \$1,078. Fair Market Rent is an amount determined by HUD to be the cost of modest, non-luxury rental units in a specific market area. At the 2BR FMR rent of \$837 per month (in 2009), a minimum annual

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income of \$33,480 would be required by a household to afford a typical 2BR unit at 30% of income. Based on the fair market rents for 2BR-4BR units, the average household in Copake would find rentals to be affordable. However, based on the estimated 2009 income distribution (Claritas), approximately 27.6% of households within the Town of Copake have incomes below \$33,480 and would need to expend greater than 30% of their income for the 2BR FMR rent for housing in the Town.

Ownership Units Affordability Ratio

In order to determine the affordability of homeowner units, a comparison is made between the median value of homeowner units and median household income. Nationally, a ratio of 2.0 or less is considered “affordable”. For instance, for a home costing \$200,000 to be affordable the household should earn an income of \$100,000 to achieve a ratio of 2.0. The affordability ratio for the Town of Copake equals \$110,500 (median value of homes) divided by \$42,261 (median household income). In 2000 the affordability ratio was 2.6 for the Town. Therefore in 2000, homes in Copake exceeded basic affordability standards, but not dramatically. Further, according to 2009 estimates from Claritas, housing prices and median incomes in Copake have increased since 2000. The affordability ratio in 2009 was 3.1 for the Town.

| Year | Median House Value | Median Household Income (2000 and 2009) | Affordability Ratio |
|------|--------------------|--|---------------------|
| 2000 | \$111,100 | \$42,261 | 2.6 |
| 2009 | \$172,624 | \$55,078 | 3.1 |

Source: US Census Bureau (2000) and Claritas (2009)

Survey Responses

Approximately 30.8% of respondents strongly agree that the Town should focus on encouraging housing that can be afforded by senior citizens, and 30.2% strongly agree that the Town should address the issue that young people cannot afford to buy homes. Comments suggested that the Town improve existing housing first before developing new housing such as the “Copake Housing Project”. Additionally respondents expressed preference for small-scale development that local young people and seniors could afford in the Town.

A focus group meeting was held with local realtors and bankers.

- Waterfront and vacation and second homes are the most sought after properties.
- There are not many foreclosures, the second home market has slowed down, and people are buying with cash. The appraisals and assessments are off; during the housing bubble, the assessments went up and now it is hard to get them back down.
- Copake used to be self-sufficient, but now businesses are gone. Although in the past people were coming here to escape; now people want shops and amenities, and there is nothing.
- Camphill Village and the summer camps used to do business at the general store and Langdonhurst. People are looking for a general store; they miss Langdonhurst and Random Harvest. Residents, especially second home owners, want a place to get a cup of coffee and sit down with their laptop, or to get a fresh pie or bread.

Property values, sales, and assessments.

- We have catered to second home owners for a number of years, so the property values went up. After 9/11 homes sold at 3-4 times their value to people moving out of New York City. Since the recent economic downturn, some of those people have moved back. Interest rates were low, now are moving up. First time home buyers have advantages now with the \$8,000 tax credit and government backed mortgages. Most sales are occurring in the \$150,000 and under price range. Homes in Taconic Shores are very sellable. Young couples and some weekenders are buying there. Most weekenders don't want to be in town; they want larger properties. People are looking for space; cluster housing is a bad idea; and the planning board should not be so controlling.
- The signs for Housing Resources - Stop the Housing Project, are very off-putting to potential buyers. Some sales have almost not gone through because of them. Single women buyers are increasing in number and they want to be in town. Proximity to Great Barrington seems to be a draw.
- People don't want to have to drive, especially the higher end buyers want to have services and entertainment nearby.
- High taxes in Copake are a big drawback. Taxes are very low in Connecticut, and in Egremont (they are \$6 on the \$1,000), in Alford (\$5) but in Copake (\$25 on \$1,000).
- Sellers are leaving for various reasons: retiring, no jobs, young couples who find nothing to do for entertainment.

Business, development and commercial properties

- None of the realtors present had any commercial listings. They said there was also not much in terms of investment properties. The cost of business is too high - utilities, employees, etc.
- Commercially viable businesses need a consortium to make them successful. Offer seminars and consultants to help them write business plans and develop their businesses. TARP money is available. Services such as lawn care, property maintenance and catering would be viable here.
- The "three D's - death, divorce and death" figure prominently in why businesses go under.
Businesses need tax breaks. We need to work with the state and federal governments. We can't compete with labor costs out of the country. Green energy may be a good area to develop. Some potential buyers are interested in geothermal heating and cooling. Many are interested in green building and energy. Develop windmills to get Copake off the grid. The slow food movement is gaining momentum, niche farmers would do well, and that Copake could create farm tours.
- Weekenders don't want to see windmills around them. Since 50% of our home owners are second home owners, they have a lot of potential organizing power and control. They need to be consulted.

What can we do now to affect the town 10-15 years from now?

- Bury utility lines, get sewage system district. Eight homes on the golf course have obtained their own sewage treatment plant.
- Improved cell phone service and wi-fi.

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- Decrease taxes - get a reevaluation and consolidate services. (Taxes on a parcel on Upper Rhoda are \$11,000 for 3 acres, \$25,000 with a house).
- Use the school for events and concerts.
- Assisted living facilities would be helpful.
- 15-20 senior affordable housing units for rent or sale.
- People, especially seniors, need someplace local to shop. It was noted that there is a bus that will take people shopping.
- 1950's style reproductive housing might work well.
- Copake's advantages are its water, beauty of the land, golf, sportsmanship - fishing, hunting, etc.
- Disadvantages are lack of amenities, Stop Housing Resources signs, and high taxes.

III. Local Economy and Commercial Development

Key Observations

- The largest employer in Copake is the school district.
- An unemployment rate of 4% in Copake was reported in the 2000 Census which was higher than the countywide average of 2.7% but comparable to the State. The most recent available statistics from the New York State Department of Labor (October 2009) indicate that Columbia County has an unemployment rate of 7.4%.
- Copake residents work in a wide variety of sectors with nearly a quarter employed in education, health and social services which is comparable to the County and State. Just over 10% are employed in the construction industry and another 10% in the arts, entertainment, recreation, accommodation and food services industry which were both much higher than County and State.
- The Town of Copake trailed the County and State in residents employed in the manufacturing, information and professional, scientific, management, administration and waste-management services industries.
- According to 2009 Claritas estimates, the average Copake resident travels 30.26 minutes to work which is just slightly longer than the Columbia County average.
- In 2000, income levels in Copake were similar to that of Columbia County with a median household income and a per capita income that were slightly higher however, these income levels were lower than the State average. The median family income in Copake was lower than the County and State levels.
- The percentage of individuals living below poverty dropped sharply in Copake between 1990 and 2000 to 8.1% which is slightly lower than the County. The percentage of families below poverty dropped slightly between 1990 and 2000 remaining comparable to Columbia County. Estimates from Claritas report that 6.9% of Copake families and 6.5% of Columbia County have incomes below the poverty level in 2009. Estimates for individuals living below the poverty level are unavailable.
- Approximately 54.4% of respondents to the Community Survey strongly agree that the Town should focus on retaining existing businesses and recruit new businesses (49.0%).
- At a focus group meeting with the business community difficulties that are facing the business community and proposals for addressing issues in the future were identified.

Local Business and Industry

According to a study developed by the Copake Economic Advisory Board entitled “The Economics of Copake, New York” dated 2007, the largest employers include the Taconic Central School System, Camphill Village, Rescue Squad, Government and HV Inc. The study reports that some farms within the Town should be included, but the necessary information is not currently available. When Camp Anne, Camp Pontiac and Berkshire Hills Emmanuel Camp are in session, 1800 -1900 "visitors" (including both campers and staff) are in Copake. The number of seasonal employees was not estimated. The Taconic Central School System, with about 370 employees, is the largest single employer in Copake and also the source of the largest single annual payroll, \$28.97 million for academic 2005-06 and \$30.1 for 2006-07.

Labor Force Characteristics

The civilian labor force in Copake consists of residents aged 16 and older who are employed or who are actively seeking employment, excluding those enrolled in the armed forces. The 2000 U.S. Census reported that 2,635 residents (59.8%) of Copake’s population over the age of 16 were employed. The unemployment rate for the Town was 4%, which was greater than Columbia County at 2.7%, but comparable to the State. More recent data for the Town is not available; however, current regional unemployment data is generated by the New York State Department of Labor. The Department of Labor data is not derived from the same data that the Census uses to determine unemployment rates therefore Census and Department of Labor data cannot be compared. Nonetheless, Department of Labor statistics for October 2009 indicate that Columbia County has an unemployment rate of 7.4% reflecting the current economic downturn affecting the entire Country. In comparison, the average annual unemployment rate had been climbing slowly from 3.4% in 2000, to 3.9% in 2007 and 4.9% in 2008.

| Table 11. Labor Force Data, 2000 | | | |
|---|---------------|------------------------|-----------------------|
| Employment (2000) | Copake | Columbia County | New York State |
| Population 16 Years & Over | 2,635 | 49,953 | 14,805,912 |
| In the Labor Force | 59.8% | 62.0% | 61.1% |
| Civilian Labor Force | 59.8% | 61.9% | 60.9% |
| Employed | 55.9% | 59.2% | 56.6% |
| Unemployed | 4% | 2.7% | 4.3% |
| Armed Forces | 0.0% | 0.1% | 0.2% |
| Not In Labor Force | 40.2% | 28.0% | 38.9% |

Source: 2000 U.S. Census

According to 2009 estimates from Claritas, 56.0% of the Town’s working age population participated in the civilian labor force in 2009. Copake residents worked in a wide variety of sectors in 2000 with nearly a quarter employed in education, health and social services (24.7%) which is comparable to the County and State. Just over 10% are employed in the construction industry and another 10% in the arts, entertainment, recreation, accommodation and food services industry which were both much higher than County and State. Not surprisingly, Copake had more residents employed in agriculture and forestry than the State but nearly comparable percentages to Columbia County as a whole. The Town of Copake trailed the County and State in the manufacturing, information and professional, scientific, management, administration and waste-management services industries.

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| | Copake | | Columbia Co. | NYS |
|---|--------|---------|--------------|---------|
| | Number | Percent | Percent | Percent |
| Agriculture, forestry, fishing & hunting and mining | 55 | 3.7% | 3.1% | 0.6% |
| Construction | 153 | 10.4% | 8.7% | 5.2% |
| Manufacturing | 100 | 6.8% | 10.4% | 10.0% |
| Wholesale trade | 46 | 3.1% | 4.6% | 3.4% |
| Retail trade | 124 | 8.4% | 10.7% | 10.5% |
| Finance, insurance, real estate and rental and leasing | 24 | 8.2% | 5.0% | 8.8% |
| Arts, entertainment, recreation, accommodation and food services | 37 | 10.5% | 6.6% | 7.3% |
| Transportation and warehousing, utilities | 121 | 1.6% | 2.7% | 5.5% |
| Information | 110 | 2.5% | 3.0% | 4.1% |
| Professional, scientific, management, administration, waste-management services | 364 | 7.5% | 8.0% | 10.1% |
| Education, health and social services | 154 | 24.7% | 24.5% | 24.3% |
| Other Services (except public administration) | 84 | 5.7% | 4.8% | 5.1% |
| Public Administration | 100 | 6.8% | 7.8% | 5.2% |
| Total | 1,472 | 100.0% | 100.0% | 100.0% |

Source: 2000 U.S. Census

According to the 2000 Census figures regarding employment by occupation within the industries referenced above, the most common occupations in Copake were management, professional and related occupations at 28.1%, sales and office occupations at 24.5% and service occupations at 23.9%. These same three occupations were the most common for Columbia County as well. Estimates provided by Claritas Inc. for 2009 suggest that composition of employment by occupation has not changed since 2000.

| Occupation | Copake | | Columbia County | NYS |
|--|--------|--------|-----------------|--------|
| | # | % | # | % |
| Management, professional & related occupations | 413 | 28.0% | 33.6% | 36.7% |
| Service occupations | 352 | 23.9% | 16.8% | 16.6% |
| Sales and office occupations | 360 | 24.5% | 23.5% | 27.1% |
| Farming, fishing and forestry | 35 | 2.4% | 1.5% | 0.3% |
| Construction, extraction and maintenance occupations | 180 | 12.2% | 10.8% | 7.6% |
| Productions, transportation and, material moving occupations | 132 | 9.0% | 13.8% | 11.7% |
| Total | 1,472 | 100.0% | 100.0% | 100.0% |

Source: 2000 U.S. Census

Approximately two-thirds of employed residents of the Town are private wage and salaried workers. This is nearly 3% lower than the County and 10% lower than the statewide average.

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More residents were government workers, self-employed or unpaid family works that the state averages. Claritas estimates for 2009 were very similar to the 2000 Census figures provided for the Town of Copake.

| Class of Worker | Copake | Columbia County | New York State |
|--|---------------|------------------------|-----------------------|
| Employed civilian population 16 years and over | 1,472 | 29,587 | 8,382,988 |
| Private wage and salary workers | 66.7% | 69.5% | 76.8% |
| Government workers | 21.1% | 19.3% | 17.0% |
| Self-employed workers in own not incorporated business | 10.6% | 10.8% | 6.0% |
| Unpaid family workers | 1.6% | 0.4% | 0.2% |

Source: 2000 U.S. Census

Journey to Work

Approximately 53% of Town residents work within Columbia County. The most common mode of transportation to work for Copake's working residents is by car, truck or van (87.6%) of which 13.2% of carpool. According to the 2000 Census, 2.5% take public transportation and 2.1 walk to work. Of those 1,339 residents that travel outside the home for work, the average travel time to work is 28.6 minutes. Approximately 44% travel 20 to 34 minutes and 31% traveled 19 minutes or less to work. The most common travel time is 30 to 34 minutes (20% of all workers). Within Columbia County, the average travel time to work is 26.1 minutes. Approximately 47.5% of residents in the County traveled 19 minutes or less to work. Approximately 30% traveled 20-34 minutes to work. Therefore, travel time for Copake residents is longer compared to the County as a whole.

According to 2009 Claritas estimates for the Town, 74.4% of residents drive alone to work and 13.1% car pool. Another 2.6% take public transportation, while 6.5% work from home. The average travel time to work was estimated at 30.26 minutes in 2009.

Income Levels

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

According to the 2000 Census, the median household income for the Town of Copake was \$42,261 and per capita income was \$23,088. Both statistics are slightly higher than Columbia County as a whole which had a median household income of \$41,915 and per capita income of \$22,265 in 2000 but lower than the State averages of \$43,393 for households and \$23,389 per capita. Median family income of \$46,544 was lower than the County median of \$49,357 and the State median of \$50,046. The 2000 Census asked respondents to report their annual income for 1999. To gain a better understanding of changes in income between the surveys taken in 1990 and 2000, Census income data from 1989 is converted to 1999 dollars using the consumer price

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indices calculated by the U.S. Bureau of Labor Statistics. This analysis yielded an inflation rate of 34.4% over the 10 year period.

| | Copake (1989) | Adjusted* Copake (1989) | Copake (1999) | Columbia County (1989) | Adjusted Columbia* County (1989) | Columbia County (1999) |
|---------------------------------|------------------|-------------------------------|------------------|------------------------------|---|------------------------------|
| Median Household Income | \$28,919 | \$38,854 | \$42,261 | \$29,795 | \$40,031 | \$41,915 |
| Median Family Income | \$32,781 | \$44,043 | \$46,544 | \$35,144 | \$47,218 | \$49,357 |
| Per Capita Income | \$13,235 | \$17,782 | \$23,088 | \$14,044 | \$18,869 | \$22,265 |
| Individuals Below Poverty Level | 14.8% | n/a | 8.1% | 9.6% | n/a | 9.0% |
| Families Below Poverty Level | 7.2% | n/a | 6.5% | 6.5% | n/a | 6.4% |

Source: US Census Bureau (1990 and 2000). For purposes of comparison, 1989 dollars have been adjusted for inflation to 1999 dollars.

Median household incomes at the Town and County level increased when adjusted for inflation between 1989 and 1999. As Table 15 indicates, when year 1989 incomes in the Town of Copake were adjusted for inflation, median household income increased 8.8% from 1989 to 1999, while median family income increased 5.7%. Per capita income increased 21%. In comparison, the County's median household income increased by 4.7%, while median family income increased by 4.5%. Per capita income increased by 18%.

In 2000, the percentage of residents living below poverty level in Copake was 8.1% (or 261 individuals) which represented a significant decrease in the number of individuals living in poverty since the 1990 Census report of 14.8%. In 1990, the Town's rate of 14.8% was much higher than the County rate of 9.6%. In 2000, however, the Town rate was lower than the County rate (9.0%) and New York State as a whole (14.6%) in 2000. In 2000, families living below poverty were approximately the same in Copake (6.4%) and the County (6.5%) but lower than the State (11.5%). Between 1990 and 2000, the percentage of Copake families living in poverty dropped less than one percent while the County rate remained the same.

According to Claritas data, in 2009, the Town of Copake had a median household income of \$55,078 and a median family income of \$63,444. After adjusting 2000 figures for inflation in comparison to 2009 figures, median household income increased by less than 1% and median family income increased by 5.0%. Approximately 6.9% of Copake families have incomes below the poverty level.

Approximately 54.4% of respondents to the Community Survey strongly agree that the Town should focus on retaining existing businesses and 49.0% strongly agree that the Town should recruit new businesses. Respondents felt that the type of businesses that the Town should recruit include a grocery/general store, restaurant, theatre, small retail stores, bakery, coffee shop, wind/solar company and liquor store.

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A focus group meeting with the Business Community was held in October 2009. Participants identified the following difficulties that are facing the business community:

- Taxes are too high
- Internet access (too slow and too expensive)
- Cell phone coverage
- Copake is “not a destination”
- Copake needs an “anchor business”
- Difficult for small businesses to compete with large chains
- Copake is not at an intersection
- Housing Resource signs
- Copake appears to be depressed
- Route 7 and 7A make it difficult to give directions and makes it hard for people to find.
- Downtown (is run down, etc.) and has eyesores. People do not even want to go into the downtown of Copake
- The southern entrance to Copake is shabby
- Copake has a lack of vision
- Job creation
- Scenic overlay (restrictions on business)
- There are too many delays in building; getting permission from the Town “takes too long”
- Zoning – current zoning is too restrictive; need zoning for businesses
- There is no “spokesperson for business” to represent the concerns of business to the town
- Young people leave because there is no social infrastructure

Participants at the focus group meeting also identified the following proposals for addressing these issues in the future:

- Tax incentives for growth
- Revolving loan program with community reinvestment
- Recruit new businesses
- “Anchor” store
- Art festivals in the town
- Mentoring for businesspeople
- Streamline the process for approval of building
- Use agriculture to make Copake a “destination”
- Use Art to make Copake a “destination”
- Town must support business
- Build sewers to support business
- Create a new road parallel to the current main road, to avoid the southern entrance
- Get in clean industry
- Get in businesses such as small business, professional offices, a bakery
- Develop a sense of community

The Business Focus Group reached consensus on the following:

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- Businesses would have a better shot at surviving if we could build a sense of community. We want to see small businesses in Copake, not big industry.
- The Town is not seen as supporting business. Our needs are overlooked by the town—we need a spokesperson, a voice in government.
- We need to revitalize “downtown” Copake—we need to make it a destination. Maybe the arts could be a draw. Maybe we could develop history as a draw, or agriculture.
- The Town has made it too difficult and slow to get permission to build in town. The process should be streamlined.
- There should be tax incentives for building in town. What about a sliding scale where taxes would be decreased for 10 years?

IV. Land Use and Land Management

Key Observations

- Approximately 27.5% of the Town’s land area is dedicated to residential uses including single and multi family homes.
- Agricultural uses occupy 28.5% of the land area.
- Vacant land makes up an additional 25% of the Town’s land area.
- Wild Forested and conservation lands make up 14% of the land area.
- All other categories combined make up the balance with no other category occupying more than 3.0% of the land.

Town of Copake

The Town of Copake is a rural community located on Route 7A. The Town is comprised mostly of scattered residential uses and farms on country roads. Commercial uses are generally located in hamlets, particularly the hamlet of Copake in the center of town and the hamlet of Copake Falls. The other hamlets include West Copake and Craryville which are predominantly residential although Taconic Hills School District and post office are located in Craryville.

Entering the Town from the north, the uses are a mixture of residential and commercial. The “downtown” area on Main and Church Streets includes the Copake Pharmacy, a post office, banks, a pizzeria and deli, diner, Copake United Methodist Church and cemetery, gas station, and few other local businesses. There is little on-street parking, but most businesses offer parking lots and there is a municipal lot in Town as well. There are currently two vacant storefronts in the town center, the old General Store building and JJ’s Pizza. Church Street has many residences as well, most in good condition.

Commercial uses are also located south of Town on route 7A including an auto body shop which is located on both sides of the road and a laundromat. There are also commercial uses located north of town on Route 22, again mostly auto body/automotive businesses.

The Copake Memorial Park on Mountain View Road is the largest recreational area in the Town providing a skate park, tennis courts, a football field and a baseball diamond -- both with bleachers, a playground area, picnic tables and benches.

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Continuing south on Route 7A, the road is filled with farms and residences. The Town Hall is located on 7A surrounded by cornfields. The fields are the proposed site of a much contended housing development. Langdonhurst Farms is a very large dairy farm located just outside of town on Route 7A.

Many of the Lakes located in the Town of Copake are surrounded by residential communities of part time and year round residences.

- Copake Lake is located off of Route 7. The network of roads in, and around, Copake Lake is filled with residences; many of which are second homes for the owners.
- Snyder Pond and West Copake, located west of Town are surrounded by residential areas and farms. Many of the residences are larger scale and over looking Snyder Pond.
- Upper Rhoda Pond is surrounded by large residences on larger lots.
- Robinson Pond, located near Memorial Park, consists of residential streets which are all private roads with “No Trespassing” signs on each street.

Historic sites and other areas of importance are scattered throughout the Town:

- Church of St. John in the Wilderness is located in Copake Falls near the entrance to the Taconic State Park.
- Copake Iron Works is located in Copake Falls.
- Grange Hall is located on Empire Rd just south of the “town center” area.
- Roeliff Jansen School is located in northern end of Copake on Route 22.
- Copake Grange Hall is located on Empire Road.

Land Use Characteristics

The Town of Copake contains 41 square miles of land area, which is equivalent to 26,240 acres. The Town maintains assessment data on approximately 3,000 parcels that contain about 25,429 acres, indicating approximately 811 acres is dedicated to roads and right of ways, or roughly 3% of the Town. Approximately 20% of the assessed land area is tax exempt for assessment purposes.

Residential uses (200 series) utilize approximately 6,982 acres and account for about 27.5% of the assessed land area in the Town of Copake. These uses also generate over 80% of the taxable assessed value of all land uses in the town.

Agricultural lands (100 series) comprise 7,255 acres or 28.5% of the land area in the Town and makes up only 3.3% of the taxable assessed value.

Vacant lands (300 series) comprise nearly 6,300 and approximately 25% of the land area in the Town and accounts for nearly 10% of the taxable assessed value. Approximately 2/3 of the vacant land is classified as Residential Vacant Land and this accounts for over ¾ of the total taxable value of this category.

The other principal land use categories represented in Copake include Wild, Forested, Conservation lands (900 series) which accounts for 3,566 - 14% of the total land area but has no taxable value; Community Services (567 acres – 2.2% of the total acreage, but no taxable value);

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and Recreation & Entertainment (55 acres and 2.2% of the land area and also accounts for 1.9% of the Town's taxable value). A copy of the Assessors Manual with definitions of the property codes is attached in APPENDIX TWO.

Table 16
Town of Copake
Summary Land Use

| Land Use | Acreage | % Total Acreage | Taxable Assessed Value | % Taxable Assessed Value |
|------------------------------------|----------|-----------------|------------------------|--------------------------|
| Agricultural | 7,254.5 | 28.5% | \$14,132,027 | 3.3% |
| Residential | 6,981.9 | 27.5% | \$339,426,828 | 80.3% |
| Vacant land | 6,296.2 | 24.8% | \$40,770,847 | 9.6% |
| Commercial | 150.1 | 0.6% | \$14,697,095 | 3.5% |
| Recreation & entertainment | 555.0 | 2.2% | \$7,943,700 | 1.9% |
| Community services | 566.9 | 2.2% | \$65,155 | 0.0% |
| Industrial | 6.1 | 0.0% | \$399,000 | 0.1% |
| Public services | 52.3 | 0.2% | \$5,079,728 | 1.2% |
| Wild, forested, conservation, etc. | 3,566.4 | 14.0% | \$18,000 | 0.0% |
| Totals | 25,429.4 | 100.0% | \$422,532,380 | 100.0% |

Commercial uses (400 series) utilize approximately 150 acres (less than 1% of the total land area) and account for 3.5% of the taxable assessed value in the Town. Industrial uses are almost non-existent.

Analysis of Land Development Regulations

Land development regulations such as zoning are essential tools for a community to influence development within its borders; it affects every development project, big or small. A newly adopted Comprehensive Plan is given teeth when the land developments regulations are revised to reflect its vision, goals and objectives. Some of the most effective methods for protecting rural landscapes, community character and natural resources are through land management practices such as zoning, subdivision regulations and conservation easement programs. Zoning can also encourage or require open space development, discourage strip commercial development along highways and promote the revitalization and mixed use redevelopment of existing hamlets and developed areas while discouraging large scale development in rural sections.

Therefore, the Town's land development regulations should reflect the existing built environment as well as the Town's goals and recommendations for future land use, development, preservation and protection; to provide a clear, user-friendly document to guide prospective developers and existing property owners; and to give appropriate guidance for zoning administrators to effectively enforce zoning and subdivision regulations.

Existing Land Development Regulations

The Town of Copake's land use regulations are codified within the Town Code and include regulations related to building and fire prevention (Chapter 129), flood damage prevention

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(Chapter 135), road standards (Chapter 149), subdivision of land (Chapter 197), the siting of telecommunications towers (Chapter 230) and zoning (chapter 231).

The Town of Copake's first zoning regulations were adopted in 1976. The current zoning was adopted in 2000 with amendments in years following. The purpose is set forth in Article I as follows:

“to protect and promote public health, safety, morals, comfort, convenience, economy, town aesthetics and the general welfare of the community. They have been designed to promote and effectuate the orderly physical development of the Town, to encourage the most appropriate use of land in the community, to provide adequate and suitably located commercial facilities, to protect and enhance existing wooded areas and waterways and to preserve where appropriate the essentially rural character of the Town, to encourage agriculture to continue as a land use activity in the Town and to provide a range of housing opportunities for all segments of the local population with due consideration for regional housing needs.”

The Town has established eleven zoning districts including three residential districts, two business districts, a mixed use residential/business district, an industrial district, a flood area overzone, a scenic corridor overlay zone, as well as two presently unmapped districts - a “planned commercial – industrial district” and a mobile home park district. While the intent of each district is not provided in the zoning law, the character and general location of these districts is described below.

A small number of uses are permitted by right in all zoning districts with the Town including agricultural uses, public utility lines and customary and incidental accessory uses. In addition, public utility structures, radio and television stations and towers, retails sales of produce grown principally on the same lot, solar energy equipment and accessory uses not on the same lot are permitted with a special permit in all districts. Federal, state, county and town offices, fire stations and highway departments, as well as public stables, are allowed by right or with a special permit in all districts.

- *R Agriculture and Rural Residential* District – Most of the Town of Copake is zoned “Agriculture and Rural Residential.” The district is characterized by rural uses permitted as of right at a low density with the potential to site a mix of convenience commercial, civic, cultural and tourism related uses. In addition to those uses allowed throughout the Town, other uses allowed by right in this district include one and two-family dwellings, mobile home parks (the only permitted location for mobile homes with the Town) and golf courses. Uses permitted with a special use permit include accessory dwelling units, boardinghouses, bed-and-breakfasts, churches, membership clubs, cultural facilities, schools, hospitals, convenience stores, gas stations, restaurants, bus stations, resorts, hotels, motels, recreational use of mountain land, ski resorts, theaters, veterinary hospitals and mining. The minimum lot size for this district is three acres. A caveat to the allowed uses in this district is that a third of this district (and the Town), is located in the Scenic Corridor Overlay which prohibits buildings larger than 7,500 sq. ft. Therefore, the actual establishment of many of the nonresidential uses mentioned above is unlikely.

- *R-1 Low-Density Residential District* – Much like the R zone, the R-1 district allows for rural uses such as agriculture and residential uses with the potential for a mix of tourism uses, civic and cultural uses at somewhat rural density. Areas of the Town zoned R-1 include portions of Craryville, along the Town-line with Hillsdale, around Upper Rhoda Pond and along the west side of Route 74 near Robinson Pond. In addition to those uses allowed throughout the Town, other uses allowed by right in this district include one and two-family dwellings. Uses permitted with a special permit include, accessory dwelling units, boardinghouses, bed-and-breakfasts, churches, membership clubs, cultural facilities, schools, hospitals, bus stations, gift shops, theaters, restaurants, resorts, hotels, recreational use of mountain land, ski resorts, veterinary hospitals and mining. The minimum lot size for this district is two acres.
- *R-2 Residential District*- *The R-2 is residential district* that permits agricultural, residential and civic uses at a greater density than the other residential districts. The land surrounding Copake Lake, Robinson Pond and a portion of Upper Rhoda Pond is zoned R-2 as well as the Town line with Hillsdale and west of Route 22 in Copake Falls. In addition to those uses allowed throughout the Town, other uses allowed by right in this district include one and two-family dwellings and accessory dwelling units. Uses permitted with a special permit include multi-family dwellings, boardinghouses, daycares, bed-and-breakfasts, churches, schools, hospitals, bus stations. The minimum lot size for this district is 30,000 square feet.
- *B-R Business Residential District*. The B-R district is a mixed use district used in the hamlets of Copake, Copake Falls and West Copake. Despite its use in the hamlets and mix of permitted uses, the minimum density of more than 2/3 of acre (30,000 SF) is not typical of these hamlets. In addition to those uses allowed throughout the Town, other uses allowed by right in this district include bus stations, one and two-family dwellings, gift shops, restaurants, funeral homes, and professional offices, banks and retail stores under 3,000 sq. ft. Uses permitted with a special permit include accessory dwelling units, multi-family dwellings, boardinghouses, apartments, bed-and-breakfasts, daycares, churches, schools, hospitals, cultural facilities, miniature golf and driving ranges, professional office, bank and retail stores over 3,000 sq. ft. However, in all of Copake Falls and the eastern portion of the hamlet of Copake, the size of all structures is limited to 7,500 sq. ft. as these areas are within the Scenic Corridor Overlay.
- *B-1 General Business District* - The B-1 District, located on Route 7A in Copake's town center between Route 22 and Empire Road, allows for a broad mix of nonresidential uses at a greater density than the other commercial districts. In addition to those uses allowed throughout the Town, other uses allowed by right in this district include bus stations, funeral homes, hotels, bars, miniature golf and driving ranges, motels, car sales, restaurants, theaters, professional offices, banks and retail stores under 3,000 sq. ft. Uses permitted with a special permit include apartments, boardinghouses, one and two-family dwellings, daycares, bed-and-breakfasts, churches, schools, cultural facilities, auto repair, convenience stores, gas stations, veterinary hospitals, professional office, bank and retail stores over 3,000 sq ft, and wholesale uses. The minimum lot size for this district is 20,000 square feet. Again, while allowing for a broad mix of uses, much of

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the B-1 zone is within the Scenic Corridor Overlay where the size of structures is limited to 7,500 sq. ft and meet other siting criteria.

- *B-2 Highway Business Commercial District* – The B-2, located on Route 22 just south of Hillsdale, is characterized by nearly the same permitted uses as the B-1 except that service establishments are prohibited in the B-2 while fuel storage and distribution is permitted with a special permit. Auto repair, car washes and farm equipment sales are permitted as of right. However, the B-2 district requires nearly an acre of land (40,000 sq. ft.) and is entirely located within the Scenic Overlay Zone. Therefore, the size of a commercial structure cannot exceed 7,500 sf. ft and meet other siting criteria.
- *I-1 Industrial District* – I-1 district is characterized by permitting those more intense land uses typically characterized as manufacturing as well as some other compatible commercial uses. The area of the Town zoned I-1 is a sliver of land between Anthony Street Extension and the Town line. In addition to those uses allowed throughout the town, other uses allowed by right in this district include miniature golf, driving ranges, auto repair, agricultural use, newspaper office, print shop, research laboratory, manufacturing, assembly, fabrication and bus station. Uses permitted with a special permit include public utility structures, hotels, bars, professional offices, banks and retail stores under and over 3,000 sq ft, service establishments, wholesale business and service, power plants, mining and veterinary hospitals. The minimum lot size for this district is two acres feet.
- *MP Mobile Home Park District* – The MP district is a district specifically designated for mobile home parks although there is currently no part of the Town zoned MP on the Zoning Map. In addition to the uses permitted in all districts, other uses allowed by right in this district include mobile homes, bus stations and restaurants. Uses permitted with a special permit include theaters, gift shops and miniature golf and driving ranges. The minimum lot size for this district is 50 acres which is the minimum acreage required for a mobile home park.
- *PCID Planned Commercial-Industrial District* – The PCID is a planned development district that is intended to be used for planned and landscaped mercantile and/or manufacturing areas. It is intended to encourage an orderly concentration of commercial-industrial facilities in selected areas of the Town where such uses will be compatible with, and will not adversely affect, abutting properties and the surrounding community. It is a district that requires a rezoning of the Zoning Map. To date, the PCID has not been utilized.

The Town has a Flood Area Overzone which is an overlay district that requires the Planning Board to review subdivision proposals and other proposed new developments within the Flood Area Overzone to assure that all such proposals are consistent with the need to minimize flood damage; all public utilities and facilities, such as sewer, gas, electrical and water systems, are located, elevated and constructed to minimize or eliminate flood damage; and adequate drainage is provided so as to reduce exposure to flood hazards.

The Zoning chapter includes supplemental regulations that address accessory uses, agricultural uses, gas stations, mobile home parks, driveways, off street parking, non-conforming uses, sign

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regulations, flexible lot subdivisions and prohibited acts. Administration and Enforcement addresses enforcement, permit applications, certificates of occupancy, responsibilities of the Zoning Board of Appeals, amendments and penalties for offenses. The criteria for reviewing a special permit application by the Zoning Board of Appeals, states only that the activity have “no detrimental effect” and that the use be in “harmony with the district.” Additional criteria for determining the effects and compatibility of a propose use may provide the Zoning Board of Appeals and the applicant with more guidance when a use is under consideration for a special permit.

There are no general standards or guidelines with the Zoning chapter related to design of nonresidential structures, lighting, or landscaping and screening. However, the zoning law contains several land management tools intended to assist the Town in preserving its natural resources and rural landscape. The Zoning law includes a *SCOZ Scenic Corridor Overlay Zone*. The purpose of the Overlay district is to establish clear guidelines for development, and/or redevelopment and protection of the Town's Route 22 corridor which comprises the most scenic and environmentally sensitive areas of the Town and to preserve existing open land now being actively used in agriculture. The scenic corridor overlay area constitutes all areas from the Town's boundary with the State of Massachusetts to an area 1500 feet west and paralleling the center line of Route 22. Within the SCOZ, no building is allowed to exceed 7,500 sq. ft. unless the structure is to be used exclusively for agricultural purposes on an active farm operation. There are also design and siting standards for all new construction in the SCOZ.

Another tool designed to protect the Town's natural resources and rural character is the use of “Flexible Lot Subdivision” when considering new subdivisions within the R District. Traditional subdivision regulations are provided in Chapter 197. Standards for a major subdivision (5 or more lots) include design of lots, streets layout and design, drainage, mechanisms for delineating parks and open space and process for subdivision review and approval. Traditional subdivisions require the use of the lot and site development standards for dwellings included in the underlying zoning district when determining a subdivision layout. The Flexible Lot Subdivision allows for flexibility regarding lot sizes and site development standards because the goal is to protect environmentally sensitive lands, prime agricultural lands and lands with historic or other unique characteristics in identifying appropriate locations for subdivided lots within a parcel. At least 60% of the “constrained lands” – those with the features described above must - be set aside in permanent conservation. The remaining land may be subdivided into lots that do not have to meet minimum lot size or setbacks as required in the R-District which allows for more flexible use of the remaining land. The use of this tool is required in the R-District unless the Planning Boards determines after analysis that there are no “constrained” lands or that there are extenuating circumstances where use of the tool is not practically feasible. In other districts, a property owner may choose to use this tool.

The third tool in the zoning chapter for protecting rural character is the “rural design and siting standards.” These standards include guidelines for the siting of houses within the R District to preserve scenic features such as hedgerows, rock walls and mature trees; preserve scenic views and vantage points; and preserve existing vegetation. These standards do not apply to the many nonresidential uses permitted either as of right or with a special permit in the R District.

Site Plan review, an important development review tool for any Planning Board, is required by the Town for any activity requiring a building permit in any business district; or for any

multifamily dwelling, apartments, condominiums or townhouses with four or more units, any drive-in facility or service station, any structure greater than 3,500 usable square feet of floor space, including an agricultural building or any building costing more than \$400,000 in any zoning district.

V. Real Estate Tax Base Analysis

Key Observations:

- An imbalance exists between the percentage of land in residential use and the taxable value that this land contributes in Copake. Residences use only 27.5% of the land, but contribute \$0.80 cents of every dollar raised through property taxes. Commercial and industrial uses contribute less than \$0.4 cents of each dollar raised in taxes.
- For every dollar generated by a residential use \$0.56 cents comes from a property owner whose assessment address is outside of the Copake area (second and seasonal home owners), with the remaining \$0.44 cents coming from a locally owned residential property.

From the perspective of municipal administration, a community's tax base drives its ability to invest in amenities and provide quality professional services that residents expect. From the citizen's perspective, tax burden influences where people buy homes, whether they reinvest in property and where they develop businesses. The municipality's ability to raise revenue to provide infrastructure and services is affected by its tax base. The existing and future real estate of the municipality provides opportunities and constraints for maintaining and attracting homeowners, businesses and jobs.

In many communities the key to economic stability or growth is to optimize the tax base by making every acre of land as productive as it can be without compromising community vitality or natural resources. Today, there are many tools available to communities to enhance, diversify and optimize their tax base. This analysis provides the basis for identifying those actions.

Understanding existing land use patterns, property ownership, number of parcels, amount of land and configuration of potential redevelopment areas are key to understanding future development potential and enhancement strategies. Existing data sources and field study document the existing development patterns and concentrations, zoning designations, design requirements and other land use regulations.

This element of the Community Profile includes an analysis of the tax base based on computerized assessment records. Assessment data on agricultural, residential, commercial, industrial and public properties are analyzed in order to quantify the contribution these uses make to the community's tax base.

Copake Real Estate Tax Base

The following section presents a preliminary analysis of the general characteristics of Copake's tax base by major use categories as classified for assessment purposes. These include residential, vacant or undeveloped land, commercial, industrial, recreation and entertainment,

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community services, public services and conservation uses based on the property type classification codes established by the New York State Board of Equalization and Assessment and displayed in the assessor's database. The system of classification consists of numeric codes in nine general categories. Each category is further defined by divisions and subdivisions to delineate specific uses. For each purpose of this initial analysis, we have relied on only the general category codes.²

Real Estate Tax Revenue Distribution

The Town of Copake has a total taxable assessment base of \$422.5 million, as indicated in the assessor's database. Over 80% of this taxable assessment is generated from residential properties and nearly 10% from vacant properties. Commercial properties provide an additional 3.5% of tax revenues to the Town.

The chart above compares the distribution of taxable property by use to the distribution of land area in the Town of Copake. A significant imbalance exists in terms of the percentage of land that is used for residential (27.5%) in comparison to the percentage of tax revenues generated (80.3%). A somewhat lesser imbalance exists for commercial use as shown, where commercial property constitutes less than 1% of Copake's assessed land area while it generates 3.5% of the Town's property tax revenue.

This disparity is due in part to the high percentage of certain property categories that receive tax exemptions. As noted, approximately 20% of the Town's overall assessment base is nontaxable. The greatest differential is in the Community Services uses where total property assessment is in excess of \$59.3 million but only \$65,155 in taxable value. Consequently, Community service uses while comprising 2.2% of the Town's land area, generate only a negligible amount in property tax revenues.

Wild, Forested and Conservation lands have total property assessment of \$7.2 million but only \$18,000 is taxable. So while these uses comprise 14% of the Town's acreage, they contribute virtually nothing in terms of tax revenues.

Residential Tax Base

Copake's housing is comprised of 1,964 residential tax parcels which account for about 6,982 acres of land, making the average parcel about 3 ½ acres. Of these residential parcels, 88.6% are single-family homes (1,740 parcels) comprising 5,039 acres (72.2% of residential acreage); Rural residences with acreage make up 1.5% (31 parcels) comprising 931 acres (13.3%); and Multiple residences comprise 2.3% of the residential parcels (46 parcels) and 539 acres (7.7%).

²**Residential** (200 series) - includes single family; two family; Three-family and mobile homes but not multi-family; mobile home parks or other residential/mixed use, which are classified in the commercial category. **Vacant land** (300) - includes property not in use or in temporary use or lacks permanent improvement; **Commercial** (400) - includes property used for sale of goods and services and residential uses noted above; **Recreation & Entertainment** (500) - includes property used by groups for recreation, amusement or entertainment; **Community services** (600) - Property used for the well being of the community; **Industrial** (700) - includes property used for the production of durable and non-durable goods; **Public services** (800) - Property used to provide services to the general public; **Conservation** (900) - Wild, Forested, Conservation lands and public parks.

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Seasonal residences comprise 4.8% of the residential parcels (95 parcels) and 240 acres (3.4%) while Estates account for only 4 parcels but 175 acres (2.5%). The remaining residential acreage consists of mobile homes, two and three family units.

As previously noted, in comparing the distribution of taxable property by use to the distribution of land area in the Town of Copake, there is a significant imbalance in terms of the percentage of land that is used for residential (27.5%) in comparison to the percentage of tax revenues generated (80.3%).

Table 17
Taxable Residential Property by Density

| Residential | Acreage | % Total | Taxable A.V. | % Total | Total A.V./acre |
|-------------------------------|----------------|----------------|----------------------|----------------|------------------------|
| One family residences | 5,039.0 | 72.2% | \$299,195,069 | 88.1% | \$59,376 |
| Two family residences | 36.0 | 0.5% | \$2,487,217 | 0.7% | \$69,166 |
| Three family residences | 1.7 | 0.0% | \$250,300 | 0.1% | \$151,697 |
| Rural residences with acreage | 931.0 | 13.3% | \$8,783,101 | 2.6% | \$9,434 |
| Estates | 175.1 | 2.5% | \$2,850,799 | 0.8% | \$16,281 |
| Seasonal residences | 239.6 | 3.4% | \$11,245,575 | 3.3% | \$46,935 |
| Mobile home | 19.4 | 0.3% | \$1,411,497 | 0.4% | \$72,683 |
| Multiple mobile homes | 0.9 | 0.0% | \$116,100 | 0.0% | \$130,449 |
| Multiple residences | 538.8 | 7.7% | \$12,932,070 | 3.8% | \$24,002 |
| Multiple residences | 0.5 | 0.0% | \$155,100 | 0.0% | \$323,125 |
| Total Residential | 6,981.9 | 100.0% | \$339,426,828 | 100.0% | \$48,615 |

Among the residential uses, only single family homes generate a higher percentage of tax revenues than land use. Single family residential uses comprise 72.2% of the residential acreage in Copake and contribute 88.1% of the residential tax revenues. Conversely, rural residences with acreage yield only 3.3% of the residential tax revenues while comprising 13.3% of the residential land use in the Town.

In terms of taxable value per acre, for uses constituting at least 1% of the residential land use in the Town, single family properties have the highest value at \$59.376 per acre followed by seasonal residences \$46,935 per acre and multiple residences with an average per acre value of \$24,002. Estates (\$16,281 per acre) and rural residences with acreage (\$9,434 per acre) were at the low end. However, the average per acre value of all residential uses (\$48,615) is considerably higher than the town-wide average for all land uses, which is \$16,616 per acre.

Second home, weekend home and seasonal property owners play an important role in the Town. Based on the 2008 Assessment Roll they own 60% of residential land that is not in multi-family use, including:

- 47% of all one family year round residential acreage
- 65% of residential land
- 55% of all rural residential land with acreage
- 67% of residential vacant land

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For every dollar in taxes collected from a residential use, \$0.56 cents comes from an owner with an address (for tax purposes) outside of Copake and \$0.44 from an owner with a local address. The tables below compare the ownership and local taxable assessed values of property owned by Copake Area Owners and Owners Outside of Copake.

Table 18
Analysis of Copake Area Owners

| Residential | PC Code | Local acres | % | Local Taxable Assessed Value | % |
|--|----------------|--------------------|--------------|-------------------------------------|--------------|
| One family year round residence | 210 | 2,377.3 | 47.2% | \$147,949,440 | 47.0% |
| Rural residence with acreage | 240 | 423.4 | 45.5% | \$3,570,700 | 37.6% |
| Seasonal residences | 260 | 44.7 | 18.7% | \$2,148,200 | 19.0% |
| Mobile home | 270 | 15.1 | 77.9% | \$892,600 | 60.1% |
| Vacant Residential Land | 311 | 1,376.4 | 33.6% | \$10,976,400 | 29.0% |
| Vacant Residential Land (With Small Improvement) | 312 | 85.4 | 35.6% | \$1,341,500 | 40.0% |
| Vacant Rural lots of 10 acres or less | 314 | 17.1 | 44.7% | \$146,000 | 36.9% |
| Abandoned agricultural land | 321 | 0.0 | 0.0% | \$0 | 0.0% |
| Totals | | 4,339.6 | 40.9% | \$167,024,840 | 44.1% |

Table 19
Analysis of Owners Outside Copake

| Residential | PC Code | Nonlocal Acres | % | Nonlocal Assessed Value | % |
|--|----------------|-----------------------|--------------|--------------------------------|--------------|
| One family year round residence | 210 | 2,661.7 | 52.8% | \$166,645,020 | 53.0% |
| Rural residence with acreage | 240 | 507.6 | 54.5% | \$5,924,900 | 62.4% |
| Seasonal residences | 260 | 194.9 | 81.3% | \$9,148,000 | 81.0% |
| Mobile home | 270 | 4.3 | 22.1% | \$593,300 | 39.9% |
| Vacant Residential land | 311 | 2,714.6 | 66.4% | \$26,908,250 | 71.0% |
| Vacant Residential Land (With Small Improvement) | 312 | 154.4 | 64.4% | \$2,016,400 | 60.0% |
| Vacant residential lots of 10 acres or less | 314 | 21.2 | 55.3% | \$249,500 | 63.1% |
| Abandoned agricultural land | 321 | 2.1 | 100.0% | \$12,600 | 100.0% |
| Totals | | 6,260.6 | 59.1% | \$211,497,970 | 55.9% |

VI. Natural Resources and Environment

Key Observations:

- Copake is located in a temperate climate characterized by four distinct seasons.
- Elevations in the Town range from about 510 feet to 2,050 feet above sea level.

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- Soils within the Town of Copake are variable, and contain many different soil types that fall within seven general categories.
- The Town of Copake contains numerous areas that are classified as state and/or federal wetlands, primarily located in southeast quadrant on either side of the Bish Bash Brook, east and west of Route 22 extending into the Town of Ancram.
- Areas of the Town that lie within the 100-year flood plain are found along the east and west banks of the Roeliff Jansen Kill, east and west banks of Bash Bish Brook north and south of Trout Brook Rd, east and west banks of the Noster Kill, east and west banks of the Taghkanic Creek north and south of Westend Rd, banks of Robinsons Pond.
- The Town's many hills, knolls and mountains provide Copake with a number of scenic resources including Taconic State Park, the Harlem Valley Rail Trail, Roeliff-Jansen Kill, Nosterkill and Bash Bish Stream among others.
- Approximately 81.7% of survey respondents strongly agree that the Town should protect groundwater quality and 80.2% strongly agree that the Town should protect water supplies and aquifers. Other actions that respondents strongly agree upon include protecting stream corridors (75.4%) and protecting scenic views (74.8%).

Climate

The Town of Copake is located in a temperate climate characterized by four distinct seasons. Local temperatures generally range from an average daily of 27 degrees Fahrenheit (F) in winter to 68 degrees F in the summer. Average daily minimum temperature is 16 degrees F in the winter with an average high maximum temperature of 82 degrees F in the summer. During periods of extreme weather, temperatures can fall well below 0 degrees F and infrequently exceed 100 degrees F in the summer. Precipitation averages 24 inches falling between April and September. Average annual snowfall is 56 inches. The sun shines an average of 60% of the time in the summer and 50% in the winter.

Geology

According to the Soil Survey of Columbia County, New York, there are two physiographic provinces in Columbia County – the Hudson-Mohawk Valley and the New England Upland. The Hudson-Mohawk Valley comprise the area between the Hudson River and the Taconic Mountains east of New York State Route 22, while the New England Upland consists of the area east of the Taconic Mountains to the Massachusetts State line. Approximately two-thirds of the Town fall within the Hudson-Mohawk Valley and one-third fall within the New England Upland.

Bedrock geology in the Town of Copake consists of Walloomsac Slate – Normanskill Shale and Stockbridge Limestone. The Stockbridge-Limestone group is the second oldest formation within Columbia County. It is mainly calcitic and dolomitic limestone. The lower Ordovician sediments from which these rocks formed were deposited 30 million to 35 million years ago. The Walloomsac-Normanskill formation is the most common type of bedrock in the County and is also the youngest of the commonly occurring types of bedrock.

Topography

Topography in the Town of Copake is highly variable with elevations ranging from 510 feet to slightly more than 2,050 feet above sea level at the Massachusetts state line atop the Taconic Mountains. This is also the highest point in Columbia County. Copake has numerous hills of varying heights located throughout the Town.

Soils

Soils within the Town of Copake are variable, and contain many different soil types that fall within seven general categories. As described in the *Soil Survey of Columbia County*, the soils in Copake include the:

Blasdell-Hoosic-Knickerbocker – This soils series makes up about 15% of the land in Columbia County and is located West Copake, Copake Falls and areas around Robinson Pond in the Town of Copake. Dominantly nearly level to steep, somewhat excessively drained and well drained, these soils are medium to coarse textured. The soils are found on outwash plains, terraces, kames and eskers. These soils were formed by glacial outwash along the large tributary valleys of the Hudson River. Most areas of these soils are used for corn, hay, vegetable crops, fruit pastures and wooded areas. The hazards of erosion increases as the slope increases in these areas.

Stockbridge-Georgia – This soil series makes up about 16% of the land in Columbia County and is located in the northwest corner of Copake, West Copake and along parts of the southern border. The soil series is comprised of dominantly nearly level to moderately steep and are very deep, well drained and moderately well drained soils. The soils are medium textured and are located on uplands that are used mainly for farmland, including pasture, hay, row crops, orchards and vineyards. These soils were formed in glacial till with a moderate to large content of lime derived from local limestone bedrock.

Pittstown-Bernardston - This soil series makes up about 6% of the land in Columbia County and is located on the northern boundary of Copake. These are dominantly strongly sloping and moderately steep, very deep, moderately drained and well drained, medium textured soils that have a dense substratum. Areas where these soils are found are used for hay or pasture and some areas are used as brushland and woodland. Slow percolation rates in the substratum, a seasonal high water table and slope are the main limitations for community development.

Nassau-Manlius – This soil series was formed in medium textured glacial till dominated by shale and makes up about 34% of the land in Columbia County. In Copake these soils are located mainly in the southwest corner, areas around Copake Lake and along the northern border of the Town. These soils are comprised of dominantly gently sloping to very steep, well drained to excessively drained, medium textured soils that are located in shallow and moderately deep to bedrock controlled uplands. These soils uses vary widely from crops to pastures to woodland. The depth of bedrock and the slopes are the main limitations for community development.

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Limerick-Occum-Fluvaquents-Udifluvents – This soil series consists of soils that formed in recent alluvial deposits adjacent to the major streams of the county and covers about 6 % of Columbia County. In Copake these soils are located in Craryville in the northwest corner, Taconic State Park and along the Roeliff Jansen Kill. The soils are dominantly nearly level and very deep located on flood plains, and therefore these soils are not suitable for community development.

Macomber-Taconic – This soil series covers about 9% of the land in Columbia County and is located on the eastern boundary of Copake in the Taconic State Park. These are dominantly shallow and moderately deep, somewhat excessively drained and well drained, medium textured soils that formed in glacial till on uplands at an elevation of more than 1,000 feet. Most of these soils are wooded with mainly sugar maple, American beech, hemlock, white and red oak trees. Slopes and depth to bedrock are the main limitations for community development. Droughtiness, slope, rock outcrops and small growing season are the main limitation for farming.

Lansboro-Monarda – This soil series covers about 3% of the land in Columbia County and within Copake it is located in the Taconic State Park and in and north of Copake Falls. The soils are dominantly gently sloping to steep, very deep, well drained and poorly drained, medium textured soils with a dense substratum. These soils, which were formed in glacial till with a large content of shale and phyllite are located on uplands at an elevation or more than 1,000 feet. Slow permeability in the substratum and slope are the main limitations for most types of community development and recreation uses.

All development plans should include a careful inspection of mapped soils within the development acreage, as found in the Soil and Water District report. The district report offers considerable professional advice on what sorts of development are suited to individual parcels of land.

Surface Water Resources

Wetlands

Once believed to be flooded wastelands, wetlands are now recognized as valuable natural resources. Wetlands provide important wildlife habitats, opportunities for recreation and valuable open space. Wetlands also play an important role in flood control and in improving water quality, as they are natural sponges able to absorb large quantities of run-off and filter out impurities and sediments. The Town of Copake contains numerous areas that are classified as state and/or federal wetlands. Poorly drained soils, a dense drainage network, areas of flat topography and adequate precipitation work in unison to produce ideal conditions for wetlands. Unfortunately, current mapping of these wetlands is poor, requiring site-by-site evaluation of development projects

In New York State, the Freshwater Wetlands Act (1975) protects wetlands from activities that can have a negative impact on water quality. Wetlands of 12.4 acres in size -- smaller wetlands determined to be of unusual local importance -- are regulated by the Act. State regulation of these wetlands also extends to a buffer of 100 feet surrounding the wetland. Anyone proposing

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to undertake an activity on or within 100 feet of a designated wetland is required to obtain a permit from NYS DEC. While these wetlands have been mapped in the past, the state regulated wetland maps are over 25 years old and are no longer representative of the actual extent of these wetlands.

In addition to the state regulations, wetlands are also protected under the Federal Clean Water Act, which is overseen by the US Army Corps of Engineers under the Section 401 permit program. Federal classified wetlands have no minimum size, and can be regulated down as small as 1/10th of an acre. Federal wetlands are determined based on three criteria that include vegetation, period of inundation and hydric soils.

In general, the majority of wetlands within the Town of Copake, are located in southeast quadrant on either side of the Bish Bash Brook, east and west of Route 22 extending into the Town of Ancram. Wetlands are also present in the middle of the Town along the Roeliff Jansen Kill, west of Route 22.

Waterbodies

The Town of Copake has several ponds, lake and streams. In New York State, the Department of Environmental Conservation (NYSDEC) maintains a stream classification system (A through D) that categorizes streams based on their highest and best use.

- Class A streams can be used as drinking water. Subclasses of AA or AAA can be used for grading drinking water supplies.
- Class B streams are best for primary and secondary contact recreation and fishing. These waters are suitable for fish propagation and survival.
- Class C waters are most suitable for fishing and fish propagations and have water quality characteristics that make them suitable for primary and secondary contact recreation. Streams classified as C can carry subclasses of (T) or (TS) which represent their ability to support trout populations. Class C(T) or trout spawning C (TS). Under Article 15 of the NYS Environmental Conservation Law, streams with a classification of C(T) or higher require a permit for activities within the stream.
- Class D streams may be suitable for fishing, fish survival, and primary and secondary recreation, but are often limited by flow or stream substrate. Class C and D streams are not subject to NYSDEC stream protection regulations and do not require permits.

The following is a summary for the stream classifications in the Town.

Copake Lake (Class B) this 420 acre lake is located on the Copake/Taghkanic town line on the west side of town and runs through Robinson Lake.

Robinson Lake (Class B(T)) is located in the center of Town.

Upper Rhoda Pond (Class B) is located in the southwest quadrant the Town on the Ancram/Copake town line.

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Chrysler Pond (Class C (T) is located in the southwest corner of Town near the Taghkanic/Copake town line.

Snyder Pond (Class B) is located in the southwest quadrant of Town in West Copake.

Roeliff Jansen Kill (Class C (TS) runs generally north/south through the east central section of town. The Roeliff Jansen Kill is a major tributary of the Hudson River.

Bash Bish Brook (C (TS) is located in the southeast quadrant of the Town and leads to the Bash Bish Falls State Park.

Taghkanic Creek (Class C(T)) 123.1 mile river located partially in the towns of Copake. The Taghkanic Creek is a major tributary of the Hudson River.

Flood Plains

The National Flood Insurance Program Flood Insurance Rate Maps, provided by the Federal Emergency Management Agency, for the Town of Copake indicate that several areas within the Town lie within the 100-year flood plain. The flood event having a 1 percent chance of being equaled or exceeded in any given year is known as the base flood (or 100 –year flood). Zone A is defined as an area that will be inundated by the 1 percent annual chance flood where no base flood elevations have been determined and Zone C is defined as area outside the 500 year flood.

Within Copake, lands subject to flooding are within the Zone A. These areas are found along the east and west banks of the Roeliff Jansen Kill, east and west banks of Bash Bish Brook north and south of Trout Brook Rd, east and west banks of the Noster Kill, east and west banks of the Taghkanic Creek north and south of Westend Rd, banks of Robinsons Pond.

Scenic Resources

The Town of Copake is primarily an agricultural and residential community with a large percentage of acreage remaining undeveloped. This open space is used mainly for agricultural and recreational purposes. A significant portion of the Town's land area also comprises undeveloped mountain and hillside with slopes exceeding 15 percent. The many hills, knolls and mountains that provide these steep slopes are an essential part of Copake's physical character. They have dictated the way roadways pass through the Town. In turn, these roadways make accessible the scenic resources within the Town; they allow the opportunity to view the many beautiful farms, mountain top vistas, lower valley viewsheds and scenic roadsides. Among these roadways is the Route 22 corridor in Copake which is the major north-south roadway in the Town. The following is a list of some of the Town's best known scenic resources:

- Numerous family owned and operated farms
- Taconic State Park
- Harlem Valley Rail Trail
- Roeliff-Jansen Kill, Nosterkill and Bash Bish Stream
- Copake Ironworks Museum
- Copake Ironworks Schoolhouse

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- Historic Churches (Copake Methodist Church, St. John's in the Wilderness, West Copake Reform Church)
- Historic business structures (Copake General Store, Church Street Deli, etc.)
- Harlem Division and Central New England Railroad Stations
- Taconic Wayside Inn
- Alander Ridge and the Taconic Plateau
- Copake Lake, Upper and Lower Rhoda Lakes, Snyder Pond, Chrysler Pond and Robinson Pond along their related residential communities
- Catamount Ski Area

Community Groups

Town of Copake Conservation Resources Committee

The Copake Conservation Resources Committee is a seven-person advisory committee appointed by the Copake Town Board. This Committee is charged with helping to identify and inventory open spaces and natural resources, focusing on those areas that are threatened, or require preservation or protection, such as scenic views, valuable ecological areas, and areas of special cultural or historical interest. The committee will inventory Copake's natural and cultural resources, establish appropriate conservation proposals and develop a course of action to implement the plan. Later steps in the planning process will involve refining priority conservation areas for the community, developing plan concepts, preparing an open space plan map, and identifying specific conservation tools and strategies for Copake, developing recommendations and a set of comprehensive actions.

Town of Copake Environmental Committee

Town of Copake Environmental Committee

The Copake Environmental Committee is a town-appointed three member committee that is charged with reviewing the environment of Copake. The Committee has been very successful in moving Copake to become a green friendly community. Recently, the Town received a grant to study the ground water of Copake. Information on the Study is presented in the Transportation and Infrastructure section of the Community Profile. For more detailed information, a complete copy of The Groundwater Resources Study and Protection Plan can be found on the Town of Copake's website - <http://www.copake.org/> and is attached by reference as part of this community profile. The Committee has also presented information to the Town Board on Outdoor Wood Burning Stoves and has recommended the cleanup and careful supervision of the Town's dump off School Road. Additionally the Committee is expected to recommend that the Town study the ground water around the cemetery in Town and is currently studying cancer rates in downtown Copake.

Columbia County Environmental Management Council

The Columbia County Environmental Management Council is a duly authorized advisory body to the Columbia County Board of Supervisors under Article 47 of the New York State Environmental Laws. The Council conducts its work primarily through recommendations to the county government and public education. Recently, the focus has been on air quality and water

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resource issues. The committee is also in the process of discussing the environmental priorities in the County.

Columbia Land Conservancy

The Columbia Land Conservancy (CLC) is a member-supported, nonprofit 501(c)(3) land trust that works in partnership with landowners and communities in Columbia County, New York, to protect wildlife habitat, farmland, and rural open space, and to encourage balanced growth. CLC helps implement local conservation efforts, including fundraising, acquisition, site planning, and management of public conservation lands for habitat, recreation, and education. CLC also provides free, hands-on, customized education programs for daycare centers, after-school and enrichment programs, home-school programs, youth groups, and the county's public and private schools. In addition, we offer regular outdoor education and recreation opportunities for the general public.

Community Survey

The results of the Town of Copake Comprehensive Plan Survey indicate that the protection and enhancement of the Town's natural resources has strong support among residents. Residents were asked to rate on a scale of "strongly agree" to "strongly disagree" on open space and environment actions that the Town should focus on over the next decade. Approximately 81.7% of respondents strongly agree that the Town should protect groundwater quality and 80.2% strongly agree that the Town should protect water supplies and aquifers. Other actions that respondents strongly agree upon include protecting stream corridors (75.4%) and protecting scenic views (74.8%). Comments were supportive of land conservation as long as it does not involve the Town purchasing land. Most respondents felt that open space and the environment, including protecting agriculture and rural character, are critical issues.

VII. Transportation and Infrastructure

Key Observations:

- State Routes 22, 23 and 344 and County Routes 7 and 7A major roadways in Copake, with State Route 23 being the most traveled state roadway through the Town.
- Approximately 56 miles of the Town's 87.9 miles of roadway is maintained by the Town Highway Department.
- The rising cost of repaving materials has impacted the amount of roadways the Town is now able to maintain each year.
- Public transportation is unavailable in the Town of Copake.
- The Harlem Valley State Rail Trail currently provides 4 miles of paved trail in Copake that is open to the public.
- There are several public water systems in Copake and all rely upon groundwater wells for their source of supply. Outside of the community water systems, property owners receive their drinking water from individual wells.
- The Town of Copake does not currently have sewer service. All residents and businesses use septic systems for waste disposal.

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- A Groundwater Resources Study and Protection Plan was recently completed (January 2009) for the Town of Copake by the New York Rural Water Association (NYRWA) in cooperation with the Town of Copake Environmental Committee. This study inventories and maps the groundwater resources and aquifers to pollutants, discusses sources of drinking water, evaluates the susceptibility of groundwater resources to growth and development, and outlines potential protection planning strategies.
- In terms of technology infrastructure, approximately 62.6% of survey respondents strongly agree that the Town should focus on improving cellular phone service and 60.0% strongly agree that the Town should focus on improving high speed internet.

Transportation

Streets and Highways

According to the Highway Mileage Report for New York State, the Town of Copake has 87.9 miles of roadway including 11.9 miles owned by the New York State Department of Transportation and 19.5 owned by Columbia County. There are four key thoroughfares in the Town - State Route 22, State Route 23, State Route 344 and County Route 7 and 7A. State Route 22 runs north/south between Hillsdale and Ancram. State Route 23 cuts through the northwest part of the Town through Craryville, while State Route 344 connects State Route 22 to Massachusetts through the Taconic State Park. County Routes 7 and 7A run north/south and connect with State Route 23 in the Craryville hamlet.

Traffic count information for state highways is collected by the New York State Department of Transportation (NYSDOT). Because the counts vary in the number of days calculated and the number of highways counted each year, NYSDOT uses a unit of measurement known as the Average Annual Daily Traffic, or AADT, to show the number of vehicles traveling over a designated section of highway. Route 23 is the most traveled state roadway in Copake. In 2008 the NYSDOT reported that Route 23 (between access to the Taconic State Parkway and Route 22 in Hillsdale) had an Annual Average of Daily Traffic (AADT) count of 4,390. Table 18 shows the most recent AADT counts for state routes in the Town of Copake (2008).

| Route | Section Length | Start Description | End Description | AADT (Year) |
|-------|----------------|---------------------------------|----------------------------|--------------|
| 22 | 8.75 | Columbia County Line | Rt. 344 Copake Falls North | 2,900 (2008) |
| 22 | 4.04 | Rt. 344 Copake Falls North | Rt. 23 Hillsdale | 3,480 (2008) |
| 23 | 7.22 | Access to Taconic State Parkway | Rt. 22 Hillsdale | 4,390 (2008) |
| 344 | 1.90 | Rt. 22 Copake Falls | Mass state line (end 344) | 150 (2008) |

Source: 2008 Traffic Data Report for New York State

The Town Highway Department maintains approximately 56 miles of roadway in Copake, 11 of which are gravel roads. According to the Town Superintendent of Highway, the Town reseals eight to ten miles of hard top roads every year. This enables the Town to maintain a five year resurfacing cycle. The Town also tries to reclaim and/or moto pave (a less expensive way of

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maintaining roads by mixing stone and emulsion together and paving the roadway with that mixture instead of with blacktop) one mile of road every two to three years. Two years ago Copake roads were in excellent condition. The cost of petroleum based repaving materials has increased at a rate greater than the highway portion of the Town's budget, limiting the ability of the Highway Department to reseal and pave as many roads as in past years and road conditions are slowly deteriorating.

Route 22 Corridor

According to the Scenic Resources Protection Plan, the Route 22 corridor in Copake which stretches 350 miles from Manhattan to Mount Royal Park in Montreal, Canada, is the major north-south roadway in the Town and for nearly its entire length in town, the two-lane road parallels the base of the Taconic Plateau and the Alander Ridge. This area provides drivers with some of the best scenery in the Harlem Valley.

The State of New York has recognized the scenic importance of the Harlem Valley and the Taconic Mountain range through its acquisition of lands in this area for the Taconic State Park. The Park, which is also located in the towns of Ancram and Northeast in Dutchess County, consists of almost 6,000 acres including approximately 3,000 acres in Copake. The New York State Open Space Plan, Conserving Open Space in New York State recommends that the State should "continue to provide permanent protection for the Taconic Ridge through acquisitions of fee and easements, including the Taconic Crest Trail, and encourage local management to assure the continuance of the forest industry in this area and the protection of farmland on the New York side of the Route 22 corridor."

The Scenic Resources Protection Plan recommended that the Town Board enact a Scenic Corridor Overlay Zone³ to protect the Town's Route 22 Corridor.

Public Transportation

Public transportation is currently not available in the Town of Copake. Written survey comments suggested that the Town focus on extending rail and bus lines. The Columbia County Office for the Aging contracts with the Health Care Consortium to provide transportation for medical appointments. It is countywide although limited by financial resources. Currently, there is a county task force working on a countywide plan to better coordinate the transportation services offered by county agencies.

Public Parking

There is one public parking lot within the Town of Copake located in Downtown Copake.

Harlem Valley State Rail Trail

The Harlem Valley State Rail Trail is envisioned as a 46 mile rail trail in the Harlem Valley and Taconic Hills of Eastern New York State. Within the Town of Copake, approximately 4 miles of

³ Additional information on the Scenic Corridor Overlay Zone can be found in the Land Use and Land Management section of the Community Profile.

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trail have been developed from Undermountain Road in Ancram to the Taconic State Park Copake Falls entrance. The trail is paved and open to the public. The trail is part of the Taconic State Park and is maintained by the New York State Office of Parks, Recreation and Historic Preservation. Another 22.5 miles of trail is proposed from Copake Falls to Chatham on privately owned land. The Harlem Valley Rail Trail Association has purchased 14 of those 22.5 miles and the State Parks is seeking to purchase the remaining parcels from willing sellers. More than half of survey respondents felt that the Town should develop interconnected bike and walking lanes.

Sidewalks and Bicycle Amenities

The Town of Copake has approximately one mile of sidewalks in the Hamlet. The property owners paid to have the sidewalks installed in the early to mid 1900s. In the past, the Town has contracted with a blacktopping company to make improvements on the sidewalks. The Town also does winter maintenance on the sidewalks. There is another quarter of a mile of sidewalks that the Town does not maintain.

Currently Mt. View Road has extended shoulders on both sides to provide room for bikers and pedestrian traffic. This was done in 1999 when the road was rebuilt. There is also an eighth of a mile pedestrian/bike path around the back of the Town Hall property.

With regard to transportation and pedestrian amenities, the survey asked if the Town should focus on adding streetlights and developing sidewalks in “Downtown Copake” (the area around the clock) and the Hamlet areas. Approximately 17.3% of respondents strongly agree that the Town should focus on adding streetlights and 23.2% strongly agree that the Town should focus on developing sidewalks in Downtown Copake. In comparison, only 8.7% of respondents strongly agree that the Town should focus on developing sidewalks in the Hamlets and 8.2% strongly agree that the Town should focus on adding streetlights in the Hamlets.

Infrastructure

Water and Sewer System

The Groundwater Resources Study and Protection Plan reports that there are several public water systems in Copake and all rely upon groundwater wells for their source of supply. An entity that provides water to the public for human consumption through pipes or other constructed conveyances is a public water system. A public water system is considered to be any system having at least 5 service connections or that regularly serves an average of at least 25 people daily for at least 60 days out of the year.

Table #22 below shows wells for “community” and “non-transient non-community” public water systems in the Town of Copake.

There are three types of public water systems: community, non-transient non-community, or transient non-community:

- A community water system is a public water system that serves the same people year-round. It has the most regulatory requirements of the three system types, including the need for a certified operator and more extensive monitoring.

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- A non-transient non-community water system does not serve year-round residents, but does regularly serve at least 25 of the same people more than six months per year. It now requires a certified operator, but has less monitoring and reporting requirements than a community system.
- A transient non-community water system does not regularly serve at least 25 of the same people over six months per year. It does not require a certified operator and monitoring is largely limited to bacteria, nitrate, and nitrite. There are at least 18 businesses that have wells and were regulated as a transient non-community water system in the Town of Copake (see Table 20).

| Name | Population Served | Well ID | Depth (feet) | Yield (gpm) | Diameter (inches) |
|---------------------------------------|-------------------|---------------|--------------|-------------|-------------------|
| Camphill Village USA Inc. | 235 | | 12 | | |
| Hamlet Apartments | 25 | Well 2 | | | |
| Hamlet Apartments | 25 | Well 1 | 200 | | |
| Taconic Hills Central School District | 2,500 | Well 2 | 60 | 110 | 8 |
| Taconic Hills Central School District | 2,500 | Well 1 | 47 | 72 | |
| Taconic Mobile Home Park LLC | 40 | Driven Pt. #1 | | | |
| Taconic Shores Property Owners Assoc. | 1,191 | Well 1 | 80 | 80 | 10 |
| Taconic Shores Property Owners Assoc. | 1,191 | Well 1A | 120 | 140 | |

Source: Town of Copake Groundwater Resources Study and Protection Plan (2009)

No public water systems in the Town of Copake have had a health-based violation according to United State Environmental Protection Agency data presented in the Groundwater Resources Study.

| System Name | Population Served |
|------------------------------------|-------------------|
| Taconic State Park | 600 |
| Berkshire Hills Emanuel Adult Camp | 160 |
| Taconic Wayside Inn | 50 |
| Camp Waubeeka | 1000 |
| Oleana Family Campground | 325 |
| St. Bridgets OFA | 25 |
| Berts Inn | 26 |
| Dancers Marine | 48 |
| Johannas Motel and Restaurant | 46 |
| The Greens Restaurant at Copake CC | 50 |
| Camp Pontiac | 500 |
| Undermountain Golf | 25 |
| Copake Lake Boat and Ski, LLC | 25 |
| Church Street Deli | 75 |
| Depot Deli | 25 |
| Copake Sunoco | 25 |
| Copake Diner | 57 |
| Xtra Mart #1479 | 30 |

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Source: Town of Copake Groundwater Resources Study and Protection Plan (2009)

The remaining property owners, outside of the community water systems, receive their drinking water from individual wells. Most of these homeowner wells have drilled wells in bedrock. The median yield of residential water wells in the Town is 10 gallons per minute (gpm) based on data presented in the Groundwater Resources Study. Approximately 22% of wells yield less than the 5 gpm required by the Federal Housing Administration for insured loans for new construction.

For more detailed information, a complete copy of The Groundwater Resources Study and Protection Plan can be found on the Town of Copake's website - <http://www.copake.org/> and is attached by reference as part of this community profile.

The Town of Copake does not currently have sewer service. All residents and businesses use septic systems for waste disposal.

The Columbia County Solid Waste Department manages a transfer station located in the Town of Copake (as well as seven other Towns in Columbia County). The Copake Convenience Station is located at 768 County Route 7A. It is open on Wednesday and Saturday from 7:30 AM to 4:00 PM. Columbia County participates in a user fee system whereby residents disposing of household garbage must purchase official Columbia County waste bags to dispose of their garbage at the Solid Waste Stations. There is also a fee schedule for such things as household items, appliances and furniture. Brush, tree limbs, grass or leaves may be brought by residents to the Greenport Transfer Station free of charge. Recyclable materials including glass, tin, aluminum and plastic containers and paper products are also accepted at the Transfer Stations free of charge. Waste is transported from the transfer station to an out-of-county landfill, while recyclables are taken to a plant operated by Resource Recovery Systems, Inc. in the Gerald R. Simons Commerce Park located between State Routes 66 and 9H. Residential and industrial customers also have the option of contracting with private haulers.

Utilities

Electric service in the Town of Copake is provided by New York State Electric & Gas Corporation (NYSEG). Telephone service is provided by FairPoint Communications, which also provides DSL internet access at local-call rates. Cable modem internet access is also offered by Mid-Hudson Cablevision and Time Warner Cable. Approximately 62.6% of survey respondents strongly agree that the Town should focus on improving cellular phone service and 60.0% strongly agree that the Town should focus on improving high speed internet. Respondents also strongly agree that the Town should focus on promoting alternative energy: solar (58.5%), promoting alternative energy: wind (54.1%).

VIII. Parks, Recreation and Community Services and Government

Key Observations:

- The Town of Copake is governed by a Town Supervisor and a four-member Town Board.
- Copake Memorial Park, Taconic State Park, Bash Bish Falls and Rheinstrom Hill Wildlife Sanctuary highlight the parks in and around Copake.

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- The Copake Park Commission organizes a variety of community oriented events at Copake Memorial Park. According to the Commission, park and recreation needs include updating park equipment, renovating the tennis courts and skate park and improving communication of programs and events to Town residents.
- Town residents are served by Taconic Hills Central School District and the majority of Taconic Hills High School students graduate on time from high school with a regent's diploma.
- Law enforcement service is provided by the Town Police Department, while fire protection service is provided by the Copake Volunteer Fire Company. Emergency rescue service is provided by the Clausson-Raught Community Rescue Squad.
- Focus group meetings with Public Safety representatives identified a number of factors and needs for the future. Staffing and communication (improving cell phone coverage and radio frequency base) were major concerns of the Volunteer Fire Company, while communication and finances were the main concerns of the Rescue Squad.
- Approximately 57.6% of survey respondents strongly agree that the Town should encourage the reuse of the Roeliff Jansen School and 49.2% of respondents strongly agree that the Town should support local fire and emergency services.
- Approximately 37.3% of respondents strongly agree that the Town should improve cultural resources such as historic sites while 37.1% strongly agree that the Town should encourage performance arts (such as music, theatre, and dance).
- Approximately 43.4% of respondents strongly agree that the Town should improve government efficiency and 38.5% of respondents strongly agree that the Town should explore shared services with other municipalities.

Government Structure

Like other Towns in New York State, the Town of Copake is governed by a Town Supervisor and a four-member Town Board. The Town provides many of the municipal services typical of rural towns including general government support services such as tax assessment and collection, administrative services of the Town Clerk, Police and fire protection, and a highway department. Copake also has a variety of Standing Committees and Ad Hoc Committees. Standing Committees include the Planning Board, Zoning Board, Park Commission, Economic Advisory Board, Board of Ethics, Board of Ethics Nominating Committee, and Board of Assessment Review. Ad Hoc Committees include the Policy Committee, Comprehensive Planning Committee, Conservation Resources Advisory Committee, Senior Committee, and Tenant Landlord Committee.

In the community survey residents were asked to rate on a scale of "strongly agree" to "strongly disagree" about actions that the Town should focus on over the next decade. Approximately 43.4% of respondents strongly agree that the Town should improve government efficiency and 38.5% of respondents strongly agree that the Town should explore shared services with other municipalities. Other comments suggested that the Town focus on transparent leadership/government, hiring an outside consultant/administrator to "run" the Town. Concern was expressed that turn out at meetings would be reduced if the meetings were televised.

Park and Recreation Facilities

The Town of Copake is home to a variety of park and recreational facilities. Copake Memorial Park is located on Mountain View Road provides an area for outdoor activities with tennis courts, little league baseball fields, a basketball court, children's playground and a skateboard area. The park includes a large pavilion for community activities and family gatherings as well as a memorial garden and path. The Town also provides a 6 week summer program for children 5 - 12 years of age at the park.

The Copake Park Commission organizes a variety of community oriented events at the Park, including the Christmas Holiday Parade of Lights, Copake Community Day, and fundraising events, among others. Additionally the Park Commission is in the process of planning additional community activities and events and charitable endeavors for the upcoming year. According to the Copake Park Commission the park equipment is outdated and the tennis courts and skate park are in need of rehabilitation. Improved communication of events and programs to community members is also needed. The Commission would ideally also like to develop a handicapped accessible playground.

Taconic State Park consists of 5,000 acres extending along 11 miles of the Taconic Mountain Range, sharing a border with Massachusetts and Connecticut. The Park includes Copake Falls and Rudd Pond (in Dutchess County) which offers an extensive trail system. Other amenities at the Park include campgrounds (tent and trailer sites and cabin areas), centrally located restroom and shower facilities and access to many activities: hiking and biking trails⁴, Bash Bish Falls (nearby in Massachusetts), Brace Mountain (the highest point in Dutchess County), the Iron Works Museum, fishing, swimming, deer and turkey hunting (license required), and in winter, cross country skiing, snowshoeing and snowmobiling.

Rheinstrom Hill Wildlife Sanctuary is a 1,037-acre sanctuary located in the southeastern corner of Columbia County in Craryville off route 7 on Cambridge Road. It is a habitat for many bird species: Geese, Mallards, Wood Ducks, Great Blue Heron, Red-winged Black Birds, Tree Swallow and Hummingbirds. White-tailed Deer, Coyotes, Bobcats and Black Bears. It is known as an enjoyable place for hiking, nature walks and birding.

In the community survey residents were asked to rate on a scale of "strongly agree" to "strongly disagree" on community facilities and recreation actions that the Town should focus on over the next decade. Approximately 57.6% of respondents strongly agree that the Town should encourage the reuse of the Roeliff Jansen School and 49.2% of respondents strongly agree that the Town should support local fire and emergency services. Respondents support recreation for all seasons and ages (such as ice skating, sledding in winter and swimming, bike trails, hiking in summer). There was interest in adding a pool, possibly at the Town Park and in providing activities for senior groups.

⁴ Additional information on the Harlem Valley Rail Trail can be found in the Transportation and Infrastructure section of the Community Profile.

Educational Facilities

Public Schools

Educational services for the Town of Copake are provided by the Taconic Hills Central School District. According to the Taconic Hills Central School District the mission of the district is that every student should have the right, accept the responsibility, and be provided with the means to grow educationally, socially and emotionally. Therefore, students are taught a constantly updated curriculum, using a variety of methods to meet individual learning styles, so that students will be prepared for the demands of today and the challenges of the future. Students are provided with a positive, safe and caring environment where teaching and learning are emphasized and rewarded, and where there is mutual respect.

The Taconic Hills Central School, located on County Route 11A in Craryville, provides public education for approximately 1700 students who live in southeastern Columbia County, an area just under 250 square miles that includes ten townships (Copake, Hillsdale, Village of Philmont, Ancram, Austerlitz, Claverack, Gallatin, Ghent, Livingston, Northeast and Taghkanic) either partially or entirely. The district is located on one campus serving students grades K-12.

In 2007-08 approximately 18% of the student body was eligible for the free lunch program. For the 2007-08 school year, the District spent \$18,043 per pupil for general education, compared to the statewide average of \$17,330.

The school dropout rate during the 2007-08 school year was three percent. In comparison the New York State dropout rate for 2007-08 was slightly lower at 2.9%. Across the state increasing emphasis is being placed on graduation rates for high school students. In the Taconic Hills Central School District 72% of students who started ninth grade in 2003 graduated on time in 2007, while 61% of economically disadvantaged students graduated on time. Statewide 71% of all students graduated on time and 57% of economically disadvantaged students graduated on time.

Approximately 93% of all students at Taconic Hills High School received a Regents Diploma in 2008 compared with 94% in 2007, 92% in 2006 and 88% in 2005. Of all the 2008 Taconic Hills Central School graduates 42% received a Regents Diploma with Advanced Designation. To earn a Regents diploma with advanced designation, the students must pass eight Regents exams. Among the graduating class of 2008, 27% were planning to attend a four year college and 47% were planning to attend a two year college. Fifteen percent of graduates were planning to enter the workforce.

The New York State Department of Education requires that school districts report their expenditure ratios for general education and special education students⁵. The table below compares the Taconic Hills School District with Similar School District groups (based on a Need-to-Resource Capacity index) and all public schools in New York State.

⁵ The most recent data available on Fiscal Accountability for the Taconic Hills Central School District is for the 2006-07 School year.

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In comparison to similar school districts, the Taconic Hills Central School District spends more per pupil on general education, but less on special education. Compared to all public schools in New York State, the Taconic Hills Central School District spends less in both general education and special education.

| Table 20: Expenditure Ratios, 2006-2007 School Year | | |
|--|--------------------------|--------------------------|
| | General Education | Special Education |
| Taconic Hills Central School District | | |
| Instructional Expenditures | \$15,702,113 | \$4,644,182 |
| Pupils | 1,708 | 218 |
| Expenditures per Pupil | \$9,193 | \$21,304 |
| Similar District Group | | |
| Instructional Expenditures | \$7,343,898,196 | \$2,631,098,828 |
| Pupils | 851,975 | 115,956 |
| Expenditures per Pupil | \$8,620 | \$22,690 |
| All Public Schools in New York State | | |
| Instructional Expenditures | \$26,085,780,736 | \$9,685,884,288 |
| Pupils | 2,750,202 | 405,309 |
| Expenditures per Pupil | \$9,485 | \$23,898 |

Source: New York State Department of Education

Questar III (Rensselaer Columbia Greene BOCES)

Questar III serves school districts in Rensselaer, Columbia and Greene Counties by providing instructional and support services. Program and services offered include Career and technical Education, Special Education, General Education and District Support Services. The Career and Technical Education Program offers students in high school the opportunity to learn about different careers while getting a Regents Diploma. The General Education Program provides arts, pre-kindergarten, science, technology and regional competitions. The Special Education Program provides individualized instruction to students based on their individual academic capabilities and social/behavioral needs.

Columbia-Greene Community College

Located in the City of Hudson in Columbia County, the Columbia-Greene Community College is a part of the State University of New York school system. The College offers associates degree programs in accounting, computer science, criminal justice, education, and nursing, among others.

Community Services

Library

The Roeliff Jansen Community Library is located on Route 23 in Hillsdale (formerly the Hillsdale Library) and serves the towns of Copake, Ancram and Hillsdale. It also serves one third of the populations of the nearby towns of Taghkanic and Gallatin (neither of which has its own library). The library is part of the Mid-Hudson Library System which serves public libraries in Columbia, Dutchess, Greene, Putnam and Ulster counties. The library has 19,000 volumes, 3,000 card

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holders and 200,000 visitors a year. The library runs on volunteers and there is a very active “friends of the library” group. Public funds make up 55% of the budget, the other 45% comes from donations and bequests. Originally founded in 1913, the current library building was erected in 1925. In an effort to expand the library, nine acres of land located on Route 22 near the Roe Jan School was purchased and construction of the new library is well under way.

Arts and Cultural Services

Copake and the surrounding area are home to a variety of Performing Arts organizations including the Taconic Stage Company and the Taconic Hills Performing Arts Center. The Taconic Stage Company is Columbia County’s newest theatre, while the Taconic Hills Performing Arts Center is based out of the Taconic Hills School in Craryville.

In the community survey residents were also asked to rate on a scale of “strongly agree” to “strongly disagree” on arts and culture actions that the Town should focus on over the next decade. Approximately 37.3% of respondents strongly agree that the Town should improve cultural resources such as historic sites while 37.1% strongly agree that the Town should encourage performance arts (such as music, theatre, and dance). Respondents commented that nearby communities such as Great Barrington, the Berkshires, and Saratoga have a lot of cultural focus and that Copake should focus on the recreation and outdoor activities. Many thought the Town should not pay for arts and culture and that their enhancement should be the responsibility of residents and foundations.

During a focus group meeting with arts and cultural representatives, members of the focus group spoke about their ideas about art as a revitalization tool for Copake:

- Suggested asking every shop and business in Copake to show Copake artists on their walls.
- “Spruce up” the entrance to Copake and the town, have a gallery space (perhaps in the old florist shop), and paint a mural somewhere.
- Write up a pamphlet on Copake artists, have poetry readings - maybe at the Copake Auction, start a mobile art gallery, have an art raffle, Facebook page, classes, and workshops.
- The Town needs a focal point (we used to have the movie house). People can’t walk anywhere, it’s dark and dreary, and the chain link fence is ugly. Where people walk, business develops.
- Every other business benefits when cultural events are strong. Should focus on two things – real estate (a space: arts space, gallery, performing arts center) and branding (Copake as a place where arts are thriving).
- The arts are what brought Hudson out of a very depressed state. They started by doing tours of the old red-light district. Now they have arts walk and winter walk, both very well attended. Arts and tourism are “porous” - we should reach out and bring people in from a distance. Pittsfield is undergoing a huge revitalization, powered in large part by the arts. Copake Falls Day with the emphasis on the arts, Iron Works and historic tours, was successful even with the rainy weather.
- There is some community support for the arts, but we need to let people know what is going on.

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- The bulk of the audience is from Great Barrington, Lakeville, Hudson and Rhinebeck. Weekend visitors often say they don't want to come to Copake because it is not attractive.
- If the Town would support zoning, that would help the arts grow. The Town could give a 12 month renewable abatement tax, with the requirement that the business stay open for a minimum of 12 months, 40 hours/week. Perhaps through zoning and building design standards, or creating an historic district, the Town could "connect" all the hamlets.
- We should create arts festivals; people love to have something to do. We should research what has been unique to this area.
- Signage and local maps of the area need to be improved.
- Arts events can connect with caterers and food festivals (Ancram has historic house tours.) Combine architecture, art, food, etc.
- We could use the Copake Park for arts fairs and a farmers market.
- The owners are not going to do anything about the empty buildings. Perhaps we should use zoning and enforcement to bring penalties. Any of the buildings would make a great restaurant.

A focus group meeting was also held with community service organizations. Representatives identified the following needs for the Town of Copake:

- Consolidation of the three towns
- A town administrator who might work on behalf of the three towns. Such a professional would have the expertise to deal with the many issues which confront the town but which are outside of the know-how of the Town Board.
- Grants. A town administrator would also be able to make applications for grants; grants are difficult to obtain and an administrator would help the town be more competitive in its applications for funding.
- Revitalization of the town center
- Town access to Copake Lake
- Protection of the landscape, ecology and agriculture
- Speed limits on roads
- Promote green energy
- Communications (Internet access is expensive, and slow)
- Breakdown of families (disintegration of families, and rampant drug use)

The Community Service Organizations reached consensus on the following issues:

- Communications is an issue in the town; internet access and cell phone coverage is a problem. But in a more basic sense, the town is lacking a sense of community. There is a lack of "connectedness". There is some sense that people do not care. While the participating organizations were adamant that in an emergency, such agencies as the police and rescue squad are wonderful, they still think that people feel isolated from each other.

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- Indeed, the organizations conceded that they could better accomplish their own missions, if there was better communication among them. Camphill, for instance, was eager to bring soup to the lunches provided by the Methodist Church.
- The revitalization of the “downtown” of Copake is critical, and is related to the need for community. A thriving “downtown” would bring people together, and give young people a place to gather.

Emergency Services

Fire Protection Services

The Town of Copake is served by the Copake Fire Company which began in 1925. The district encompasses approximately 33 square miles within the Town of Copake. Portions of the Town are also served by Craryville Fire Company and Hillsdale Fire Company. The Copake Company is an all volunteer company with 35 members which is generally an adequate number of volunteers to handle the emergency calls (mutual aid assistance is available when personnel is low or when situations dictate a need for multiple agency resources) for this 24 hour a day seven day a week service. In addition to fire response, the fire company also provides fire suppression, auto extraction, low angle rope rescue, warm and cold water rescue, cardiac defibrillator response, environmental emergency assistance, response to hazardous conditions, fire prevention education, mutual aid to surrounding fire districts including Massachusetts and Connecticut. Emergency calls are routed through Columbia County and then dispatched by radio page to the fire company.

In 2008, the Copake Company responded to approximately 100 calls. The Fire Company’s equipment (including several engines, tankers, pumpers, a zodiac boat, and other transport vehicles) meets the Town’s fire protection needs. During the last five to ten years there has been a slight increase in the number of calls which is related to the increase in the scope of the emergency work being expanded to include cardiac defibrillation response. The biggest issue facing the Fire Company is personnel recruitment and retention in conjunction with the ability to provide a structured apparatus replacement program. Stable funding has allowed ownership of building and necessary training. Basic training requires 100 hours and there are no specializations at this level.

During a focus group meeting with Public Safety representatives, the Fire Chief and Assistant Fire Chief identified a number of factors and needs for the future:

- Improved cell service - this would give them the ability to “acquire resources on the street.” At the scene of a fire they could radio to get suitable help, depending on the materials involved in the fire.
- Volunteer staffing is needed - a change in the demographics and economics of the town would facilitate this.
- Resource management - there is a program that would allow members to be linked to the firehouse, so they could let the Fire Company know if they are coming in on a call. (Cell service needed for this).
- Radio frequency base is obsolete (on a low band system, as is all of Columbia County). Fire Department cannot talk to EMS and police. They have shared radios, but

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communication is piecemeal. They have been budgeting for years to fund the change; they currently have 50% of the \$50,000-\$60,000 needed. They expect it to happen in the next 2-3 years. Budgets are stable, the building will be paid for in 10 years; then the bond will be able to pay for equipment (a truck can cost \$500,000).

- The future feasibility of the fire company is staffing. The town will have to think about ways to help cover the cost, perhaps through a retirement fund, health insurance, or lower taxes for members, depending on the amount of training. The time for volunteering is minimal for many, and supplementing would make it more worthwhile.

Ambulance Service

The Clausson-Raught Community Rescue Squad (CRS) is located on Mountain View Road in the Town of Copake. Initially the organization began in 1946 as a volunteer service. It now has 40 plus members on the roster, most of which are paid positions. The Community Rescue Squad operates 24 hours a day, seven days a week and serves a 167 square mile area including the Towns of Copake and Ancram in their entirety and parts of Hillsdale, Taghkanic, Claverack and Gallatin. The Rescue Squad has two working ambulances for the approximately 800 to 1,000 calls it receives annually. The squad has a sufficient number of Emergency Medical Technicians (EMTs) at 10 but there is not a sufficient number of paramedics on staff (currently there are 12). They have a mutual interaction agreement with other Emergency Medical Services (EMS) and it works very well. The rescue squad provides services to three primary hospitals: Sharon Hospital in Sharon, Connecticut, Fairview Hospital in Great Barrington, Massachusetts, and Columbia Memorial Hospital in Hudson, New York. Funding for the Rescue Squad is provided by the Towns, contributions and fees for services.

During a focus group meeting with Public Safety representatives, CRS identified a number of factors and needs for the future:

- Have non-emergency transport available from locations like nursing homes. This can be covered by insurance. Emergency ALS calls are often twice the cost of non-emergency transport calls. There needs to be a support system for the elderly.
- Improved cell service would make an enormous difference. If they could send information about a patient on the way to the hospital (EKG, history, etc.) then they would not have to go to the ER every time; instead, they could get the patient to a doctor upon arrival. This would save costs.
- There has been a 50% increase in the incidence of people not paying bills when they are covered by insurance. Insurance companies pay much less than the actual cost. Medicaid pays virtually none of the costs and Medicare is only slightly better, paying approximately 13-15% of actual service costs.
- A special ambulance assessment district would help pay for the squad, which is in financial difficulties now. Every property owner would pay a small tax to CRS. The towns of Coxsackie, Colonie and Kinderhook use this approach. It has to be passed by the State, but goes under resolution by the Town first. All the towns covered would have to pass it. It would be about \$60-80 dollars per person per year. Then paying for billing costs could be done by either subtracting estimated billing costs from the budget, or not billing individually for calls.

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- Federal law mandates changes in the radio frequencies by 2013. The county hasn't said they would help yet. About \$30,000 is needed to redo the towers and old base radio stations.
- CRS is in also in need of a new ambulance.

Law Enforcement

The Town of Copake has a police department consisting of 10 part-time sworn law enforcement personnel including a Police Commissioner, Administrative Sergeant, Patrol Sergeant, and officers. The Town of Copake has a relatively low crime rate with just 20 total crimes reported in 2008. Columbia County as a whole reported 1,322 crimes in 2008, therefore Copake's total number of crimes accounts for 1.5% of all crimes in the County.

| Type of Crime | 2008 | 2007 | 2006 | 2005 | 2004 |
|----------------------|-------------|-------------|-------------|-------------|-------------|
| Violent Crime | 3 | 1 | 2 | 2 | 3 |
| Robbery | 1 | 0 | 0 | 0 | 0 |
| Aggravated Assault | 2 | 1 | 2 | 2 | 3 |
| Property crime | 17 | 17 | 26 | 8 | 13 |
| Burglary | 4 | 6 | 9 | 1 | 0 |
| Larceny | 12 | 11 | 15 | 7 | 13 |
| MV theft | 1 | 0 | 2 | 0 | 0 |
| Total | 20 | 18 | 28 | 10 | 16 |

Source: New York State Division of Criminal Justice Services

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Appendix One

Land Use Data

The following tables provide additional detailed information regarding each of the major land use categories. Within each category, the tables below delineate the specific uses present in Copake and provide data regarding acreage, number of parcels and assessed values. For example, under the Agricultural classification Dairy products have the highest acreage use in the Town (2,637 acres – 36.3% of the total agricultural land). It also provides the highest taxable value within this classification (46.6 million or 46.4%)

Town of Copake

| Land Use | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|---------------------------|----------------|-----------|---------|---------------------|---------------------|---------------------|
| Agricultural | | | | | | |
| Agricultural vacant land | 1,888.0 | 37 | 105 | \$4,962,900 | \$5,445,400 | \$1,601,470 |
| Dairy products | 2,637.0 | 18 | 112 | \$5,890,300 | \$12,135,400 | \$6,560,273 |
| Cattle, calves, hogs | 701.5 | 4 | 113 | \$1,835,300 | \$2,333,200 | \$1,141,665 |
| Sheep and wool | 700.0 | 1 | 114 | \$1,134,500 | \$1,720,400 | \$796,088 |
| Horse farms | 15.0 | 1 | 117 | \$63,600 | \$187,600 | \$161,780 |
| Field crops | 915.1 | 7 | 120 | \$2,078,800 | \$4,136,024 | \$2,493,299 |
| Nurseries and greenhouses | 397.9 | 1 | 170 | \$876,600 | \$2,037,500 | \$1,377,452 |
| Total Agricultural | 7,254.5 | 69 | | \$16,842,000 | \$27,995,524 | \$14,132,027 |

| Residential | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-------------------------------|----------------|-------------|---------|----------------------|----------------------|----------------------|
| One family residences | 5,039.0 | 1740 | 210 | \$88,499,600 | \$314,594,460 | \$299,195,069 |
| Two family residences | 36.0 | 19 | 220 | \$644,500 | \$2,838,500 | \$2,487,217 |
| Three family residences | 1.7 | 2 | 230 | \$55,200 | \$250,300 | \$250,300 |
| Rural residences with acreage | 931.0 | 31 | 240 | \$4,067,000 | \$9,495,600 | \$8,783,101 |
| Estates | 175.1 | 4 | 250 | \$1,586,200 | \$4,012,800 | \$2,850,799 |
| Seasonal residences | 239.6 | 95 | 260 | \$4,831,000 | \$11,296,200 | \$11,245,575 |
| Mobile home | 19.4 | 25 | 270 | \$766,300 | \$1,485,900 | \$1,411,497 |
| Multiple mobile homes | 0.9 | 1 | 271 | \$29,200 | \$116,100 | \$116,100 |
| Multiple residences | 538.8 | 46 | 280 | \$3,802,500 | \$13,591,450 | \$12,932,070 |
| Multiple residences | 0.5 | 1 | 281 | \$23,600 | \$155,100 | \$155,100 |
| Total Residential | 6,981.9 | 1964 | | \$104,305,100 | \$357,836,410 | \$339,426,828 |

| Vacant Land | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-------------------------|---------|---------|---------|--------------|--------------|--------------|
| Vacant land | 103.5 | 2 | 300 | \$249,800 | \$249,800 | \$62,716 |
| Residential vacant land | 345.2 | 15 | 310 | \$1,597,400 | \$1,597,400 | \$1,342,362 |
| Residential vacant land | 4,091.0 | 693 | 311 | \$37,714,150 | \$37,884,650 | \$33,349,539 |
| Residential land | 239.8 | 52 | 312 | \$2,309,300 | \$3,357,900 | \$3,159,154 |

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|-----------------------------------|----------------|------------|-----|---------------------|---------------------|---------------------|
| Rural vacant lots < than 10 acres | 38.3 | 10 | 314 | \$395,500 | \$395,500 | \$428,800 |
| Abandoned agricultural land | 2.1 | 1 | 321 | \$12,600 | \$12,600 | \$12,600 |
| Residential vacant land >10 acres | 969.2 | 26 | 322 | \$3,531,200 | \$3,531,200 | \$2,166,376 |
| Other rural vacant lands | 159.6 | 3 | 323 | \$374,900 | \$374,900 | \$0 |
| Commercial vacant land | 346.6 | 4 | 330 | \$1,432,300 | \$1,432,300 | \$234,000 |
| Commercial vacant land | 0.3 | 1 | 331 | \$9,000 | \$14,000 | \$14,000 |
| Public utility vacant land | 0.6 | 1 | 380 | \$1,300 | \$1,300 | \$1,300 |
| Total Vacant land | 6,296.2 | 808 | | \$47,627,450 | \$48,851,550 | \$40,770,847 |

| Commercial | Acreeage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-------------------------------------|-----------------|----------------|----------------|--------------------|---------------------|---------------------|
| Commercial | 3.1 | 2 | 400 | \$84,100 | \$462,500 | \$462,500 |
| Apartments | 20.3 | 7 | 411 | \$363,300 | \$1,826,700 | \$1,826,700 |
| Motels | 13.7 | 3 | 415 | \$203,100 | \$1,237,780 | \$1,167,360 |
| Mobile home park | 4.9 | 1 | 416 | \$88,500 | \$514,200 | \$514,200 |
| Inn. Lodges | 14.2 | 3 | 418 | \$198,400 | \$734,600 | \$734,600 |
| Restaurants | 1.3 | 2 | 421 | \$67,500 | \$323,000 | \$323,000 |
| Diners, luncheonettes | 1.9 | 2 | 422 | \$78,400 | \$382,600 | \$342,600 |
| Bar | 0.7 | 1 | 425 | \$26,600 | \$183,900 | \$183,900 |
| Motor vehicle services | 0.4 | 1 | 430 | \$22,400 | \$111,900 | \$111,900 |
| Auto dealers | 7.8 | 4 | 431 | \$219,500 | \$872,000 | \$872,000 |
| Service and gas stations | 2.5 | 1 | 432 | \$63,900 | \$168,300 | \$168,300 |
| Auto body, tire shops | 1.8 | 1 | 433 | \$57,200 | \$269,000 | \$269,000 |
| Parking lots | 0.3 | 1 | 438 | \$113,500 | \$125,190 | \$0 |
| Lumber yards, saw mills | 0.7 | 1 | 444 | \$26,900 | \$98,900 | \$98,900 |
| Neighborhood shopping center | 1.6 | 1 | 452 | \$33,400 | \$121,000 | \$121,000 |
| Large retail food stores | 0.4 | 1 | 454 | \$57,000 | \$274,200 | \$274,200 |
| Banks and office buildings | 39.3 | 1 | 460 | \$311,500 | \$1,643,470 | \$1,643,470 |
| Standard bank | 1.0 | 1 | 461 | \$49,200 | \$270,800 | \$270,800 |
| Drive-in branch bank | 0.5 | 1 | 462 | \$44,400 | \$342,000 | \$342,000 |
| Funeral homes | 2.4 | 3 | 464 | \$99,200 | \$551,900 | \$551,900 |
| Funeral homes | 1.1 | 1 | 471 | \$30,400 | \$322,800 | \$322,800 |
| Dog kennels/veterinary clinics | 10.6 | 2 | 472 | \$76,100 | \$395,200 | \$395,200 |
| Downtown row type w/common wall | 0.6 | 2 | 481 | \$42,400 | \$226,300 | \$215,815 |
| Downtown row type detached | 4.5 | 6 | 482 | \$229,700 | \$1,276,296 | \$1,276,296 |
| Converted residence | 4.3 | 7 | 483 | \$202,700 | \$976,250 | \$892,454 |
| One Story small structure | 8.9 | 5 | 484 | \$202,000 | \$410,300 | \$410,300 |
| One Sty sm structure-multi-occupant | 0.5 | 1 | 485 | \$39,800 | \$163,400 | \$163,400 |
| Mini-mart | 1.1 | 2 | 486 | \$91,800 | \$742,500 | \$742,500 |
| Total Commercial | 150.1 | 64 | | \$3,122,900 | \$15,026,986 | \$14,697,095 |

| Recreation and Entertainment | Acreeage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-------------------------------------|-----------------|----------------|----------------|------------------|-------------------|---------------------|
| Social organizations | 1.0 | 3 | 534 | \$117,300 | \$604,300 | \$313,000 |
| Skiing Centers | 176.0 | 1 | 551 | \$620,000 | \$1,061,200 | \$1,061,200 |

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|---|--------------|-----------|-----|--------------------|--------------------|--------------------|
| Public golf courses | 53.8 | 2 | 552 | \$474,800 | \$879,800 | \$0 |
| Marinas | 2.8 | 2 | 570 | \$198,600 | \$632,000 | \$642,100 |
| Camps | 127.5 | 1 | 581 | \$650,200 | \$2,335,200 | \$3,060,000 |
| Camping facilities | 194.0 | 2 | 582 | \$1,138,700 | \$2,867,400 | \$2,867,400 |
| Total Recreation & Entertainment | 555.0 | 11 | | \$3,199,600 | \$8,379,900 | \$7,943,700 |

| Community services | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-----------------------------------|----------------|----------------|----------------|--------------------|---------------------|---------------------|
| Community services | 1.4 | 1 | 600 | \$32,500 | \$452,400 | \$0 |
| Libraries | 9.0 | 1 | 611 | \$139,200 | \$139,200 | \$0 |
| Schools | 41.7 | 1 | 612 | \$248,500 | \$39,723,200 | \$0 |
| Special schools | 2.9 | 1 | 614 | \$195,000 | \$783,500 | \$0 |
| Religious | 20.7 | 7 | 620 | \$279,600 | \$1,850,900 | \$0 |
| Benevolent and Moral associations | 381.9 | 7 | 632 | \$1,201,600 | \$9,576,614 | \$0 |
| Government | 1.1 | 1 | 650 | \$25,600 | \$25,600 | \$0 |
| Highway garage | 13.8 | 2 | 651 | \$205,900 | \$1,293,800 | \$0 |
| Office building | 4.9 | 2 | 652 | \$105,600 | \$1,433,700 | \$36,600 |
| Parking lots | 12.6 | 1 | 653 | \$79,500 | \$79,500 | \$0 |
| Police and Fire protection | 6.5 | 4 | 662 | \$179,299 | \$3,057,100 | \$0 |
| Recreation facilities | 15.7 | 2 | 682 | \$250,500 | \$407,900 | \$0 |
| Roads, streets, etc. | 20.7 | 8 | 692 | \$64,000 | \$64,000 | \$28,555 |
| Cemeteries | 34.1 | 6 | 695 | \$397,600 | \$412,700 | \$0 |
| Total Community services | 566.9 | 44 | | \$3,404,399 | \$59,300,114 | \$65,155 |

| Industrial | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|------------------------------|----------------|----------------|----------------|------------------|-------------------|---------------------|
| Manufacturing and processing | 5.9 | 1 | 710 | \$94,500 | \$393,400 | \$393,400 |
| Industrial water pipeline | 0.1 | 1 | 742 | \$5,600 | \$5,600 | \$5,600 |
| Total Industrial | 6.1 | 2 | | \$100,100 | \$399,000 | \$399,000 |

| Public services | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|-------------------------|----------------|----------------|----------------|------------------|-------------------|---------------------|
| Water supply | 24.7 | 2 | 822 | \$59,700 | \$131,900 | \$131,900 |
| Telephone | 0.8 | 2 | 831 | \$46,800 | \$281,350 | \$281,350 |
| Telephone outside plant | | 1 | 836 | \$0 | \$635,500 | \$635,500 |
| Solid wastes | 4.2 | 1 | 851 | \$51,200 | \$101,200 | \$0 |
| Landfills | 16.4 | 1 | 852 | \$75,600 | \$75,600 | \$0 |
| Electric and gas | | 1 | 861 | \$628,631 | \$628,631 | \$653,376 |
| Telephone | | 1 | 866 | \$441,978 | \$441,978 | \$392,583 |
| Miscellaneous | | 1 | 867 | \$68,356 | \$68,356 | \$48,119 |

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| | | | | | | |
|------------------------------|-------------|-----------|-----|--------------------|--------------------|--------------------|
| Electrical substation | 6.2 | 1 | 872 | \$61,200 | \$752,800 | \$752,800 |
| Electric transmission | | 3 | 882 | \$0 | \$127,600 | \$127,600 |
| Electric distribution | | 1 | 884 | \$0 | \$2,056,500 | \$2,056,500 |
| Total Public services | 52.3 | 15 | | \$1,433,465 | \$5,301,415 | \$5,079,728 |

| Wild, Forested, conservation, etc. | Acreage | Parcels | PC Code | Land A.V. | Total A.V. | Taxable A.V. |
|---|----------------|----------------|----------------|--------------------|--------------------|---------------------|
| Private wild & forest lands | 799.2 | 13 | 910 | \$1,871,700 | \$2,029,800 | \$18,000 |
| Forest lands | 31.2 | 2 | 911 | \$122,000 | \$122,000 | \$0 |
| State-owned forest preserves | 17.9 | 1 | 931 | \$26,900 | \$26,900 | \$0 |
| State-owned land – other | 1,933.0 | 1 | 932 | \$3,865,000 | \$3,865,000 | \$0 |
| State-owned park | 784.9 | 1 | 961 | \$1,177,400 | \$1,177,400 | \$0 |
| Public park | 0.2 | 1 | 963 | \$21,300 | \$21,300 | \$0 |
| Total Wild, Forested, Conservation | 3,566.4 | 19 | | \$7,084,300 | \$7,242,400 | \$18,000 |

APPENDIX: Information About Second Homeowners

Analysis of Copake Area owners

| Residential | PC Code | Local acres | % | Local AV | % |
|---------------------------------------|---------|----------------|--------------|----------------------|--------------|
| One family year round residence | 210 | 2,377.3 | 47.2% | \$147,949,440 | 47.0% |
| Rural residence with acreage | 240 | 423.4 | 45.5% | \$3,570,700 | 37.6% |
| Seasonal residences | 260 | 44.7 | 18.7% | \$2,148,200 | 19.0% |
| Mobile home | 270 | 15.1 | 77.9% | \$892,600 | 60.1% |
| Residential vacant land | 311 | 1,376.4 | 33.6% | \$10,976,400 | 29.0% |
| Residential land | 312 | 85.4 | 35.6% | \$1,341,500 | 40.0% |
| Rural vacant lots of 10 acres or less | 314 | 17.1 | 44.7% | \$146,000 | 36.9% |
| Abandoned agricultural land | 321 | 0.0 | 0.0% | \$0 | 0.0% |
| Totals | | 4,339.6 | 40.9% | \$167,024,840 | 44.1% |

Analysis of Non-local owners

| Residential | PC Code | Nonlocal acres | % | Nonlocal AV | % |
|---------------------------------------|---------|----------------|--------------|----------------------|--------------|
| One family year round residence | 210 | 2,661.7 | 52.8% | \$166,645,020 | 53.0% |
| Rural residence with acreage | 240 | 507.6 | 54.5% | \$5,924,900 | 62.4% |
| Seasonal residences | 260 | 194.9 | 81.3% | \$9,148,000 | 81.0% |
| Mobile home | 270 | 4.3 | 22.1% | \$593,300 | 39.9% |
| Residential vacant land | 311 | 2,714.6 | 66.4% | \$26,908,250 | 71.0% |
| Residential land | 312 | 154.4 | 64.4% | \$2,016,400 | 60.0% |
| Rural vacant lots of 10 acres or less | 314 | 21.2 | 55.3% | \$249,500 | 63.1% |
| Abandoned agricultural land | 321 | 2.1 | 100.0% | \$12,600 | 100.0% |
| Totals | | 6,260.6 | 59.1% | \$211,497,970 | 55.9% |

| Residential | PC Code | NYC owners Acres | % | A.V. | % |
|-----------------------------------|---------|------------------|-------|--------------|-------|
| One family residences | 210 | 1239.31 | 24.6% | \$73,926,600 | 23.5% |
| Rural residences with acreage | 240 | 160.71 | 17.3% | \$2,509,000 | 26.4% |
| Seasonal residences | 260 | 22.93 | 9.6% | \$2,622,300 | 23.2% |
| Mobile home | 270 | 0 | 0.0% | \$0 | 0.0% |
| Residential vacant land | 311 | 828.51 | 20.3% | \$7,412,900 | 19.6% |
| Residential land | 312 | 24.54 | 10.2% | \$412,300 | 12.3% |
| Rural vacant lots < than 10 acres | 314 | 4.8 | 12.5% | \$66,800 | 16.9% |
| Abandoned agricultural land | 321 | 0 | 0.0% | \$0 | 0.0% |

PC Lower Hudson owners

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| Residential | Code | Acres | % | A.V. | % |
|-----------------------------------|-------------|--------------|----------|-------------|----------|
| One family residences | 210 | 536.62 | 10.6% | 42676600 | 13.6% |
| Rural residences with acreage | 240 | 89 | 9.6% | 471400 | 5.0% |
| Seasonal residences | 260 | 80.33 | 33.5% | 2303700 | 20.4% |
| Mobile home | 270 | 0.77 | 4.0% | 190600 | 12.8% |
| Residential vacant land | 311 | 1039.2 | 25.4% | 9187300 | 24.3% |
| Residential land | 312 | 122.29 | 51.0% | 1181000 | 35.2% |
| Rural vacant lots < than 10 acres | 314 | 1.1 | 2.9% | 6600 | 1.7% |
| Abandoned agricultural land | 321 | 0 | 0.0% | 0 | 0.0% |

| | | PC | Out-of-state owners | | | |
|-----------------------------------|-------------|--------------|----------------------------|-------------|----------|--|
| Residential | Code | Acres | % | A.V. | % | |
| One family residences | 210 | 503.36 | 10.0% | 25335020 | 8.1% | |
| Rural residences with acreage | 240 | 56.37 | 6.1% | 1383100 | 14.6% | |
| Seasonal residences | 260 | 24.44 | 10.2% | 2245400 | 19.9% | |
| Mobile home | 270 | 0.67 | 3.5% | 180900 | 12.2% | |
| Residential vacant land | 311 | 471.33 | 11.5% | 6576050 | 17.4% | |
| Residential land | 312 | 6.73 | 2.8% | 284300 | 8.5% | |
| Rural vacant lots < than 10 acres | 314 | 8.85 | 23.1% | 92900 | 23.5% | |
| Abandoned agricultural land | 321 | 2.1 | 100.0% | 12600 | 100.0% | |

| | | PC | Other NYS owners | | | |
|-----------------------------------|-------------|--------------|-------------------------|-------------|----------|--|
| Residential | Code | Acres | % | A.V. | % | |
| One family residences | 210 | 47.18 | 0.9% | 4347900 | 1.4% | |
| Rural residences with acreage | 240 | 0 | 0.0% | 0 | 0.0% | |
| Seasonal residences | 260 | 2.36 | 1.0% | 330400 | 2.9% | |
| Mobile home | 270 | 0 | 0.0% | 0 | 0.0% | |
| Residential vacant land | 311 | 293.2 | 7.2% | 1575900 | 4.2% | |
| Residential land | 312 | 0 | 0.0% | 0 | 0.0% | |
| Rural vacant lots < than 10 acres | 314 | 6.4 | 16.7% | 83200 | 21.0% | |
| Abandoned agricultural land | 321 | 0 | 0.0% | 0 | 0.0% | |

| | | PC | L.I. owners | | | |
|-----------------------------------|-------------|--------------|--------------------|-------------|----------|--|
| Residential | Code | Acres | % | A.V. | % | |
| One family residences | 210 | 335.22 | 6.7% | 20358900 | 6.5% | |
| Rural residences with acreage | 240 | 201.5 | 21.6% | 1561400 | 16.4% | |
| Seasonal residences | 260 | 64.81 | 27.0% | 1646200 | 14.6% | |
| Mobile home | 270 | 2.85 | 14.7% | 221800 | 14.9% | |
| Residential vacant land | 311 | 82.31 | 2.0% | 2156100 | 5.7% | |
| Residential land | 312 | 0.8 | 0.3% | 138800 | 4.1% | |
| Rural vacant lots < than 10 acres | 314 | 0 | 0.0% | 0 | 0.0% | |
| Abandoned agricultural land | 321 | 0 | 0.0% | 0 | 0.0% | |