

Town of Stamford  
Profile and Inventory (v3)  
October 2010

Prepared by the  
Town of Stamford Comprehensive Plan Committee

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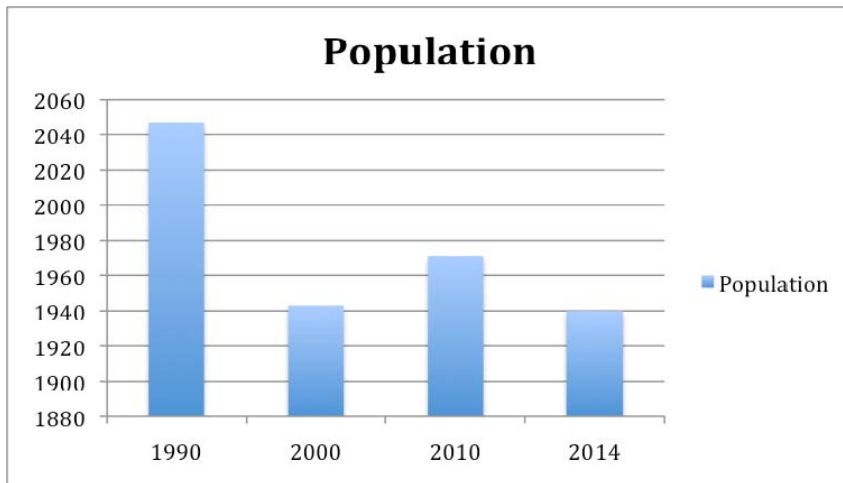
## Population Analysis<sup>1</sup>

The population in the Town of Stamford (including the Villages of Stamford and Hobart) has decreased 5.4% between 1990 and 2000. This decrease is slightly higher than that seen by Delaware County, whose population remained relatively stable over the years. Furthermore, the population in Stamford has decreased by approximately the same proportion as the population in New York State has risen, and about double the proportion of the population in the United States as a whole. In 2000, the US Census recorded 1,943 persons in Town, which is approximately 100 less people than was recorded in 1990.

**Table 1: Population Changes from 1990 to 2000**

Area	1990	2000	1990-2000 Change
<b>United States</b>	248,710,000	281,421,906	11.6%
<b>New York State</b>	17,990,455	18,976,457	5.2%
<b>Delaware County</b>	47,225	48,055	1.7%
<b>Town of Stamford</b>	2,047	1,943	-5.4%

The 2009 population of Stamford is estimated by the U.S. Census Bureau to be 1,971. Population projections (conducted using US Census data by ESRI Business Analyst) have projected population changes for the region. They project further population decreases from 1,971 in 2009 to 1,940 in 2014, which is approximately the same size as was recorded in 2000. At the same time, they also project that the number of households in town will show an increase from 794 households in 1990, to 832 in 2010, to 828 in 2014. Overall, these projections predict no population growth, but ongoing housing growth. This is a pattern seen throughout upstate New York. These trends are shown below.



**Figure 1: Town of Stamford Population Changes 1990-2014**

<sup>1</sup> All information for population demographics was obtained from the 1980, 1990, and 2000 Census Data from the U.S. Census Bureau. All projections from the ESRI Business Analyst, 2010.

Table 2 compares population changes in Stamford with its surrounding towns of Harpersfield, Kortright, and Roxbury between 1990 and 2000. This chart shows that while the Town of Stamford lost population, Harpersfield, Kortright, and Roxbury all grew in size.

**Table 2: Population Changes from 1990 to 2000, Stamford and Surrounding Communities**

Town	1990	2000	1990-2000 Change
<b>Stamford</b>	2,047	1,943	-5.4%
<b>Harpersfield</b>	1,450	1,603	9.5%
<b>Kortright</b>	1,410	1,633	13.7%
<b>Roxbury</b>	2,388	2,509	4.8%

A closer look at the population’s age structure reveals other trends of note. Since 1990, Stamford has experienced a substantial loss (~30%) in very young people and those aged 15 to 24 years (Table 3). At the same time, there has been a smaller decrease in the population aged 25-44 and substantial increases in population aged 45 to 54 and 55-64 (~20% increases). The median age has risen from 34.5 years to 41.1 years (a common occurrence throughout New York State). Thirty percent of the Town’s population is over 55 years of age. This data shows an aging population as well as a loss of school-aged children.

It is estimated that in 2009, 33.7% of the population was aged over 55 years and 17.5% was school aged. By 2014, it is projected that 36.2% of the population will be over 55 years and 17.2% school aged. In 2000, only 30% of the population was over 55 while 18.7% was school aged. These changes in demographics have implications to the school district, housing needs, recreation and other services to needed to support the future population.

**Table 3: Town of Stamford Age Distribution 1990 - 2000.**

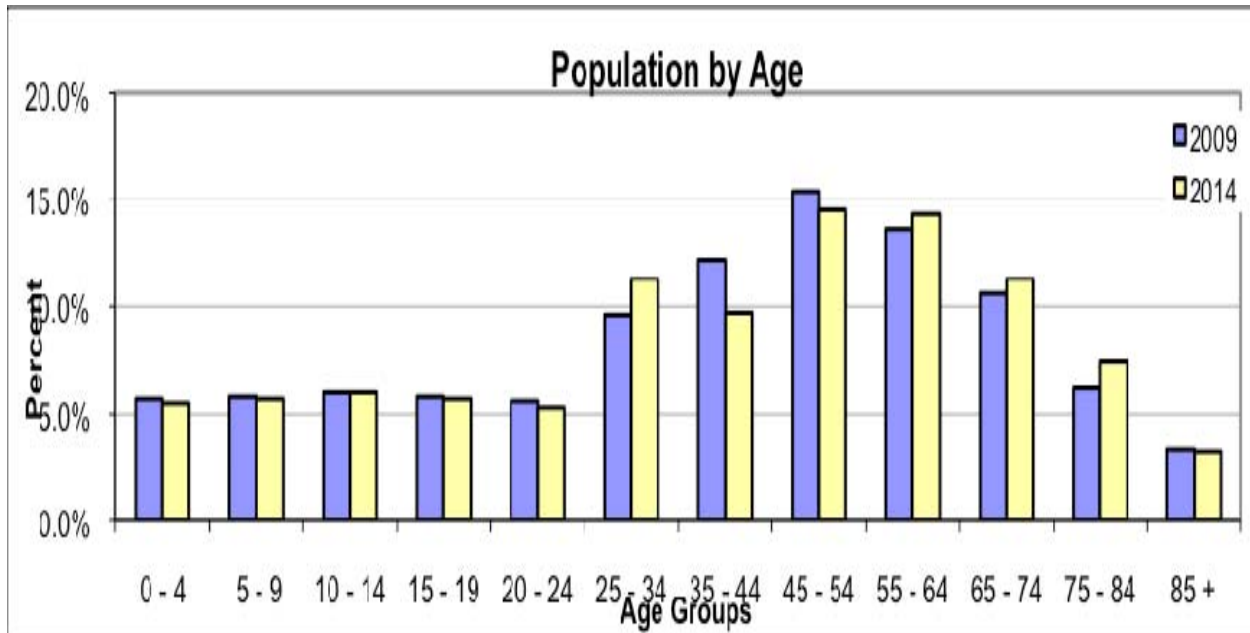
Age Group	Population		
	1990	2000	1990 to 2000 Change
<b>Under 5 years</b>	157	117	-34%
<b>5 to 14</b>	316	247	-28%
<b>15-24</b>	260	201	-29%
<b>25-44</b>	567	515	-10%
<b>45-54</b>	220	278	21%
<b>55-64</b>	195	250	22%
<b>65+</b>	332	335	<1%
<b>Median Age</b>	34.5	41.1	16%

**Table 4: Comparison of Age Distribution, Percent of Total Population, 2000**

Location	0-4	5-14	15-24	25-44	45-54	55-64	65 +
Town of Stamford	6.0	12.7	10.3	26.5	14.3	12.8	17.3
Delaware County	5.1	13.4	12.7	23.9	14.4	11.8	18.5
New York State	6.5	14.1	13.4	15.5	13.5	8.9	12.8

Table 4 shows that Stamford’s population statistics compare similarly to those in Delaware County and New York State for the young population. However, for the 25-44 year old age group, Stamford’s percentages, like Delaware County is almost double that of New York State. The 45-54 and 55-64 age groups also have slightly higher percentages compared to New York State, while the 65+ age group is about 28% higher for the Town and the County compared to the State. Figure 2 summarizes the age distribution changes in Stamford from 1980 to 2000.

**Figure 2: Age Distribution in Stamford**



Source: ESRI

Table 5 illustrates that the number of households has not changed significantly since 1990 but the total number of families has decreased by approximately 3%. (Households are defined by the US Census as the people who occupy a housing unit as their usual place of residences. A family includes all people living in the same household who are related by birth, marriage, or adoption.) The number of persons per household in 1990 was 2.54, and in the 2000 US Census, it was 2.37.

The number of persons per household is expected to continue to decrease and is projected to be 2.27 persons per household in 2014 (ESRI Business Analyst).

**Table 5: Town of Stamford Other Population Data**

	1990	2000	1990 to 2000 Change
<b>No. of Households</b>	789	794	<1%
<b>Total No. of Families</b>	538	522	-3.1%
<b>Number of Housing Units</b>	1,143	1,201	4.8%

**Table 5a. Comparison of Villages and Town Outside Villages, 1990 and 2000**

	Village of Stamford		Village of Hobart		Town Outside Village	
	1990	2000	1990	2000	1990	2000
<b>No. of Households</b>	497	496	162	151	130	147
<b>Number of Housing Units</b>	631	629	188	191	324	381

Table 5a shows that while the villages of Stamford and Hobart had similar numbers of households and housing units in both 1990 and 2000, the Town outside the villages, town added both households and housing units. This table indicates that housing growth in the Town took place outside the villages.

Table 6 shows other similarities and differences between Stamford and its neighbors from the 2000 US Census.

**Table 6: Comparison of Other Demographic Characteristics of the Town of Stamford to Other Adjacent Towns, 2000**

	Town of Stamford	Town of Harpersfield	Town of Kortright	Town of Roxbury
<b>Total Population</b>	1,943	1,603	1,633	2,509
<b>Number Housing Units</b>	1,201	913	994	2,026
<b>Number Vacant Housing Units</b>	407	322	397	948
<b>Percent of Population 16 and over in Labor Force</b>	62.5	53.9	55.2	54.5
<b>Median Household Income</b>	34,148	33,333	33,490	32,214
<b>Households Below Poverty Level (See note)</b>	9.5	12.5	10.3	11.4
<b>Median Value Owner Occupied Housing Units</b>	73,300	77,800	70,000	78,200

## Housing

Type of Housing Unit. Figure 3 demonstrates that there were very slight changes in the housing unit characteristics in Stamford between 1990 and 2000, however the number of housing units has increased by a small percentage. The chart also illustrates that about two-thirds of the units are occupied, with a large percentage being vacant or seasonal. The numbers of vacant and seasonal units have increased since 1990. In 2000, there were 1,201 housing units, of which 407 were considered vacant (about a 34% vacancy rate). The ESRI Business Analyst estimates that by 2014, there will be a total of 1,285 units in Stamford.

**Figure 3: Town of Stamford Housing Characteristics**

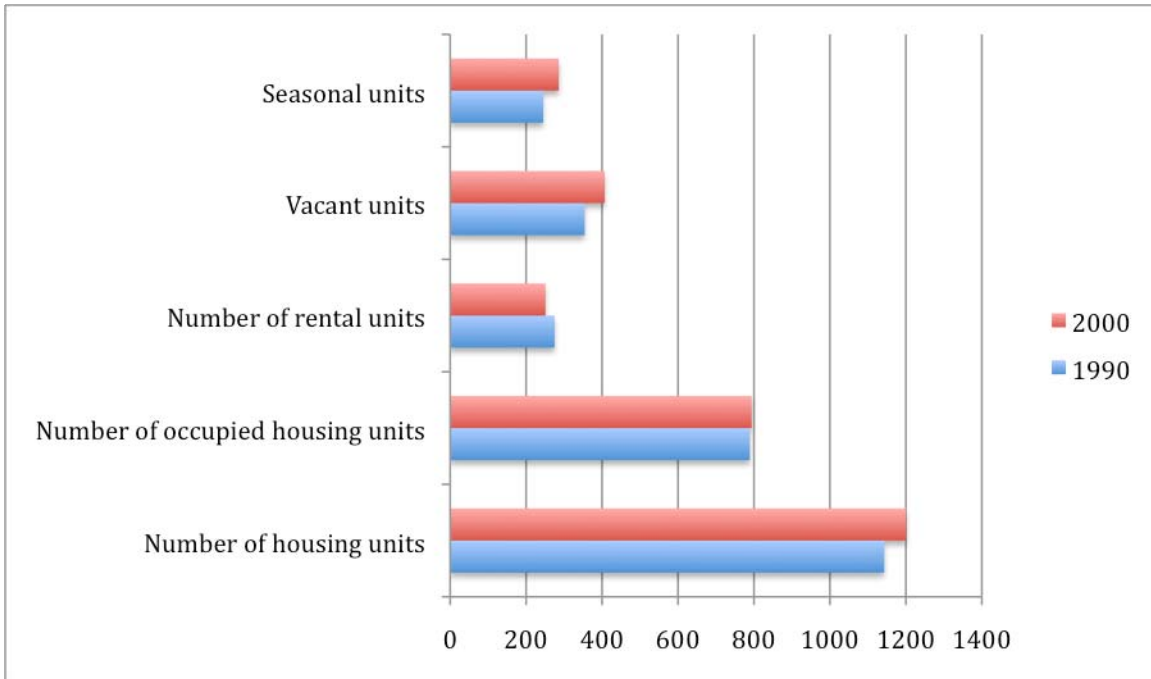
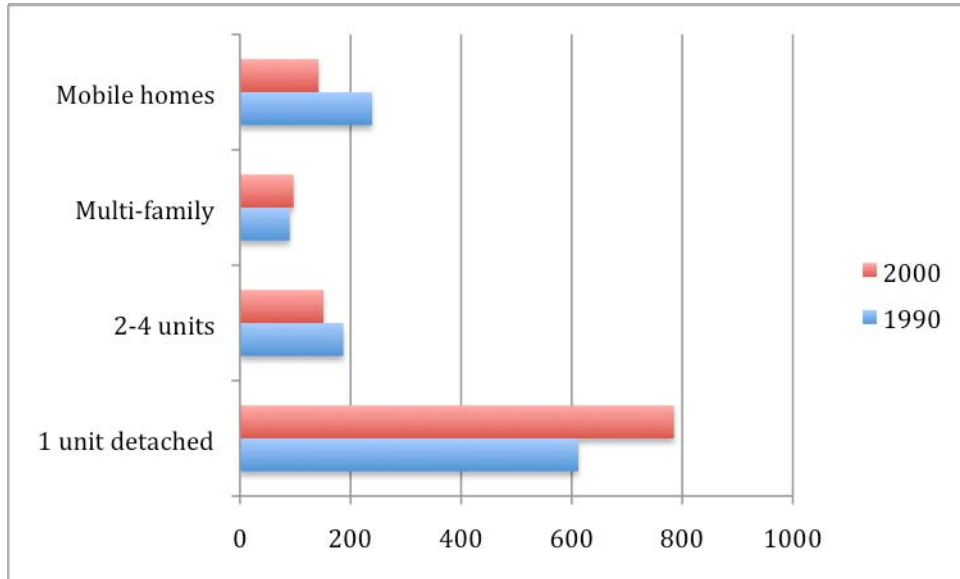


Figure 4 illustrates how about 66% of all units are single-family units. Less than 1% of the town housing stock is two-family, and 21% are 3 or more units. Twelve percent or 142 units are classified as mobile homes.

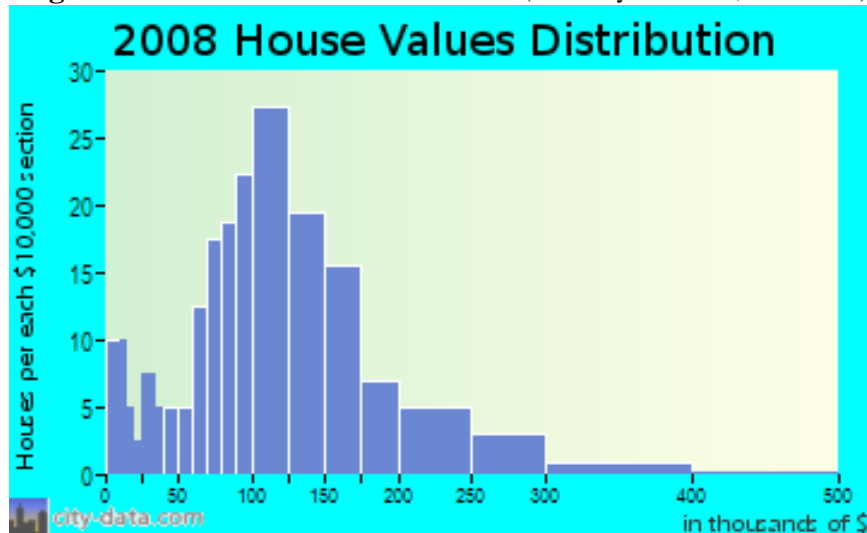
Between 1990 and 2000, the number of single-family units increased by about 22% while the number of two, three, and four family units decreased by a small percentage. The number of mobile homes decreased significantly, from 239 in 1990 to 142 in 2000.

**Figure 4: Type of Housing Units in Stamford**



Housing Values. The median home value of owner-occupied units in the Town of Stamford in 2000 was \$73,300 (compared to \$66,500 in 1990). About 70% of all such units were valued between \$50,000 and \$99,999 in the year 2000. About 2% of these units were valued over \$150,000. For rental units, the median rent pad was \$441 in 2000. A slightly different perspective is seen in Figure 5. This data comes from city-data.com which compiles recent real estate sales information. They report for the Town of Stamford in 2008 that the average housing value was between \$175,000 and \$125,000.

**Figure 5: Housing Value Distribution for Stamford** (from city-data.com, uneditable)





Housing Affordability

There are several ways to determine if housing is generally affordable in a community. One method is to determine the *rental index*. This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30 percent of a household's monthly income.

2000 Data

Median Household Income (\$34,148)

Median Value of Home (\$73,261)

A. Affordability Ratio. A method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of two or less is considered to be affordable. The affordability ratio for Stamford is calculated for 2000 as: \$73,261 (median value of homes in 2000) divided by \$34,148 (median household income), or 2.14. This figure is just at the desired ratio of two and indicates general affordability for households earning median income levels or higher. In 1999, the affordability ratio was higher at 2.8, so affordable conditions improved. In 2000, About 398 households earned less than the median income level. For example, 107 households earned between \$15,000 and \$25,000. For a household earning \$25,000, the affordability ratio would be 2.9. New housing would not likely be affordable for those earning significantly less than the median.

B. Purchase Price Multiplier. A third method, the *purchase price multiplier*, also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers, which is usually about 2.25 times annual income. Based on the 2000 median income, this approach indicates the median income household could afford a house costing \$84,516, assuming a 10 percent down payment, which was above the median priced home in 2000. This indicates that houses were affordable to those earning the median income level or higher.

2009 Data (Estimated from US Census Projections)

Median Household Income (\$46,723)

Median Value of Home (\$124,182)

A. Affordability Ratio. The affordability ratio for Stamford using estimated 2009 data is: the housing affordability ratio is 2.7 for households earning the median income. This indicates a trend towards less affordability. Households earning below the \$46,723 median level would have further difficulties affording the median priced house in Stamford.

B. Purchase Price Multiplier. The purchase price multiplier (2.25 times the annual income plus 10%) indicates that a house sold at \$115,638 would meet the affordable definition. That is below the estimated median home value in Stamford, and is another indicator of a growing problem of housing affordability.

## Commercial/Economic Resources

### Industries and Businesses in Stamford

County Business Patterns is a database of economic information collected by the United States. It records businesses, payroll and employee information for all businesses who have Federal Identification Numbers. This information excludes data on self to employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees. Table 7, below, gives data for zip codes 12167 (Stamford), 13788 (Hobart), 13739 (Bloomville), and 13842 (South Kortright) for the years 1998 and 2007. This data does not reflect home-based businesses or farms that may not have Federal Identification Numbers. In 1997 there were 98 establishments in the four zip codes within Stamford employing 1,579 people and having a total payroll of \$33,455,000. In 2007, there were 16 additional businesses (114) in the Stamford area zip code area employing 1,975 persons and having a total payroll of \$57,168,000.

Most of the businesses are small with one to four employees. In Stamford 57% of the establishments had one to four employees, while in Hobart 59% did, 92% in Bloomville, and 44% in South Kortright. There were more retail trade businesses in Stamford compared to construction, health care and social assistance related businesses, and wholesale trade/transportation/warehousing in other locations. Stamford businesses were dominated by retail trade and health care while in Hobart other services, health care, and construction were most common businesses. Of all the locations, Hobart had the only business with more than 100 employees.

In terms of the number of establishments all areas grew businesses with South Kortright and Bloomville experiencing the highest growth rate of new businesses. All locations had increases in payroll levels. A significant number of new employees were added to these four areas overall between 1998 and 2007 (25% increase) but Stamford lost employees (3%) while the other locations added employees. The most number of employees were added in Hobart (71% increase).

**Table 7a: Business information for Zip Codes in Stamford: 1998**

	12167	13788	13739	13842
Number of Establishments	67	21	6	4
First Quarter payroll in \$1000	3,767	3,390	61	139
Number of Employees	1006	503	19	51
Annual payroll in \$1000	17,815	14,742	268	630

**Table 7b: Business Information for Zip Codes in Stamford: 2007**

	12167	13788	13739	13842
Number of Establishments	70	22	13	9
First Quarter payroll in \$1000	4,320	8,640	183	582
Number of Employees	975	864	57	79
Annual payroll in \$1000	18,658	35,014	1,217	2,279

As shown in Table 8 and 9, the most common occupation is in educational, health, and social services, followed by occupations in manufacturing, then retail trade. Forty-two persons were employed in agricultural occupations in 2000, which decreased greatly from 103 persons in 1990. Of the 988 workers in the 2000 US Census, 62.8% were private wage and salary workers while 24.2% were government workers, 12.3% were self-employed workers, and less than 1% was unpaid family workers.

**Table 8: Occupations by Number of Employed Persons 16 Years or Older, 2000**

Industry	# of Employed Persons in Town of Stamford
<b>Educational, Health, and Social Services</b>	266
<b>Arts, Entertainment, Recreation, Accommodation, and Food Service</b>	54
<b>Retail Trade</b>	97
<b>Construction</b>	44
<b>Manufacturing</b>	179
<b>Other Services</b>	37
<b>Public Administration</b>	54
<b>Professional, Scientific, Management, Administrative</b>	33
<b>Wholesale Trade</b>	20
<b>Agriculture, Forestry, Fishing, Hunting, Mining</b>	42
<b>Finance, Insurance, Real Estate, Rental, and Leasing</b>	37
<b>Transportation, Warehousing, and Utilities</b>	43
<b>Information</b>	8

**Table 9: Comparison of Occupations, 2000**

Occupations	% of Employed Persons, Aged 16 and older		
	Town of Stamford	Delaware County	New York State
<b>Sales and Office Occupations</b>	22.5%	20.4%	27%
<b>Management, Professional, and Related</b>	31.6%	31.6%	37%

Occupations	% of Employed Persons, Aged 16 and older		
	Town of Stamford	Delaware County	New York State
Service Occupations	16.2%	16.9%	17%
Production, Transportation, and Material Moving	19.1%	17.9%	12%
Construction, Extraction, and Maintenance	7.2%	10.9%	7.6%
Farming, Fishing, and Forestry	3.3%	2.4%	0.3%

**Table 10: Employment Data for Town of Stamford (for those aged 16 and older)**

Labor force	1990	2000	1990 to 2000 Change
People in labor force	990	988	<1%
People Unemployed	50	74	32.4%
People not in labor force (including retired)	582	593	1.2%

## Income Data

Table 11 illustrates changes in income levels between 1990 and 2000. Income levels increased substantially while the number of public assistance households and the number of individuals living below the federal poverty level decreased. Of those persons living below the poverty level, 17.1% were below the age of 18 years while 11.2% were senior citizens. According to the 2000 US Census, about 9.5% of all families were living below the poverty level. Of those, 26.7% were female-headed households with no husband present.

**Table 11: Income Data for Town of Stamford**

	1990	2000	1990 to 2000 Change
Median Income for Families	\$28,194	\$42,941	34.3%
Per capita income	\$11,927	\$17,546	32.0%
Social Security Households	274	281	2.5%
Public assistance households	54	15	-260%
Retirement income households	151	155	2.6%
Self employment households	128	NA	NA
Farm self employment households	31	NA	NA

	<b>1990</b>	<b>2000</b>	<b>1990 to 2000 Change</b>
<b>Individuals below poverty level</b>	304 (14.9%)	109 (14%)	No change in percentage

Stamford has slightly higher median household income levels compared to Delaware County, but has about 21% lower levels than New York State as a whole.

**Table 12: Comparison of Median Family and Household Incomes, 2000**

<b>Town/State</b>	<b>Median Household Income</b>
<b>New York State</b>	\$43,393
<b>Delaware County</b>	\$32,461
<b>Stamford</b>	\$34,148

## **Physical and Environmental Features**

Topography (See Steep Slopes Map and Topography Map): Stamford’s topography is highly influenced by the hydrology of the area. The West Branch of the Delaware River along with Roses Brook and West Brook and their smaller tributaries form narrow valleys flanked by steep slopes. Elevations range from a high of 980 feet above sea level at Mount Utsayantha to about 650 feet in the valleys. The boundary of the Town follows ridgelines from McGregor Mountain to Cowan Mountain, Mount Warren and Bovina Mountain. Steep slopes of over 25% wise quickly from the valley areas and slopes over 45% are common at the ridgelines.

### **Water Features, Wetlands, and Floodplains (See Water Features Map):**

Wetlands (See Water Features Map): There are not major wetland areas in the Town of Stamford. Several DEC regulated wetlands (over 12/4 acres in size) are located adjacent to the West Branch Delaware and within its mapped flood hazard area. Several other smaller wetlands occur but are almost exclusively associated with the smaller tributaries and streams in the Town. Small, isolated wetlands included in the National Wetlands Inventory (NWI) can be found throughout the town but there is no major concentration or wet area in any one location.

Floodplains (See Flood Hazard Map): 100-year flood hazards, as mapped by FEMA, are located along the entire length of the West Branch Delaware throughout the Town. Other major tributaries including Lake Brook, Betty Brook and Wright Brook all have mapped flood hazard areas but these are outside of the Town of Stamford. No other mapped flood hazard areas exist within the Town but several areas are known to have frequent flooding (see map.)

Agricultural Soils (See Farmland Map): There are very few areas having prime farmland soils in Stamford. Narrow areas of these prime soils can be found in a narrow band adjacent to and in the corridors of the West Branch, and along Town Brook and Roses Brook. Soils of Statewide Importance are much more abundant and widespread. Areas having statewide important soils are found in the lower elevations and valleys throughout town. Current agricultural activities correlate very closely with locations having soils of statewide importance.

**Ecological Data**

Natural Heritage Program: The New York State Department of Environmental Conservation’s Natural Heritage Program indicated that there are no inventoried rare or critical habitats or species within the Town of Stamford at this time.

Breeding Bird Atlas: The first Breeding Bird Atlas Project was conducted in 1980-1985. In 2000-2005, New York conducted its second NYS Breeding Bird Atlas Project which is a statewide survey designed to show the distribution of breeding birds in New York. The 2<sup>nd</sup> NYS Breeding Bird Atlas documents changes in bird distribution which occurred over twenty years. Five different inventory blocks were included within the Town of Stamford. The Breeding Bird Atlas results indicate a diverse bird community: Most blocks inventoried 75 to 89 different bird species ranging from those requiring open grasslands, to deep forest species. In the 2000 Atlas, the Vesper Sparrow, Northern Harrier and Sharp-shinned Hawk were listed species (special concern or threatened) found within the Town. Listed species found in the earlier Atlas included the Vesper Sparrow, Sharp-shinned Hawk, Golden-winged warbler, red-headed woodpecker and Horned Lark. Only the Vesper Sparrow and Sharp-shinned Hawk were found in the later survey.

**Agricultural Resources**

Status of Farm Operations and Farmland:

**Table 13: Acres of Farmland by Type of Farm**

<b>Agricultural Property Class</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percent of Land Area</b>
<b>Crops</b>	4	827.3	2.8%
<b>Livestock</b>	80	7,788.6	26.3%
<b>Other</b>	5	13.3	0.04%
<b>Vacant Land</b>	71	3,566.4	12.0%
<b>Agricultural Total</b>	160	12,195.5	41.2%

**Table 14: Acres by Soil Type**

<b>Farmland Soils</b>	<b>Acres</b>
Prime Farmland in the Town	2,563
Soils of Statewide Importance in the Town	10,203
Prime Farmland Soils on farms	1,704
Soils of statewide importance on farms	7,001

**Highlights of US Census of Agriculture by Zip Code (12167, 13788, 13739, and 13842)**

Table 15 details data from the US Census of Agriculture by zip code. (Note that the zip code data does not exactly match the borders of the Town of Stamford. This data includes the four major zip codes within the Town but extends into other areas as well.)

**Table 15: Comparison of 1997 and 2007 US Census of Agriculture Data for Zip Codes 12167, 13788, 13739, and 13842**

Zip Code	1997					2007				
	12167	13788	13739	13842	Totals	12167	13788	13739	13842	Totals
Farms by size all farms	38	24	29	11	102	42	23	21	15	101
Farms by size 1 to 49 acres	8	2	1	1	12	18	6	5	5	34
Farms by size 50 to 999 acres	27	22	25	10	84	22	16	14	10	62
Farms by size 1000 acres or more	3	0	3	0	6	2	1	2	0	5
Market value of agricultural products sold total farms	38	24	29	11	102	42	23	21	15	101
Market value of agricultural products sold	19 (\$10000 or more)	16 (\$10000 or more)	21 (\$10000 or more)	10 (\$10000 or more)	66	9 (\$250000 or more)	4 (\$250000 or more)	5 (\$250000 or more)	3 (\$250000 or more)	21
Market value of agricultural products sold	11 (\$10000 to \$99999)	6 (\$10000 to \$99999)	8 (\$10000 to \$99999)	1 (\$10000 to \$99999)	26	33 (less than \$50000)	15 (less than \$50000)	11 (less than \$50000)	8 (less than \$50000)	67
Market value of agricultural products sold	8 (\$100000 or more)	10 (\$10000 or more)	13 (\$100000 or more)	9 (\$100000 or more)	40	0 (\$50000 to \$249999)	4 (\$50000 to \$249999)	5 (\$50000 to \$249999)	4 (\$50000 to \$249999)	13
Full owners	26	10	16	3	55	31	10	7	9	57
Part owners	10	10	12	6	38	8	7	11	6	32
Tenants	2	4	1	2	9	3	6	3	0	12
Operators by Principal Occupation farming	26	17	17	11	71	27	18	16	9	70



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Zip Code	1997					2007				
	12167	13788	13739	13842	Totals	12167	13788	13739	13842	Totals
Operators living on the farm operated	31	20	22	11	84	41	19	18	14	92
Operators not living on the farm operated	2	2	4	0	8	0	0	0	0	0
Cropland harvested total farms	35	21	26	9	91	29	20	17	10	76
Cropland harvested 1 to 49 acres	16	7	2	0	25	10	10	6	0	26
Cropland harvested 50 to 499 acres	18	14	23	9	64	17	10	9	10	46
Cropland harvested 500 acres or more	1	0	1	0	2	2	0	2	0	4
Cropland used for pasture or grazing total farms	13	16	18	5	52	8	5	7	2	22
Cropland idle total farms	2	1	1	0	4	2	4	3	0	9
Total woodland total farms	24	11	24	8	67	20	11	13	15	59
Pasture and rangeland other than cropland or woodland pastured total farms	13	8	14	7	42	26	13	17	13	69
Land under Conservation Reserve or Wetlands Reserve Programs total farms	1	1	0	1	3	2	6	3	4	15
Cattle and calves inventory total farms	21	18	21	11	71	17	10	14	8	49
Beef cow inventory total farms	8	3	3	0	14	8	4	4	1	17

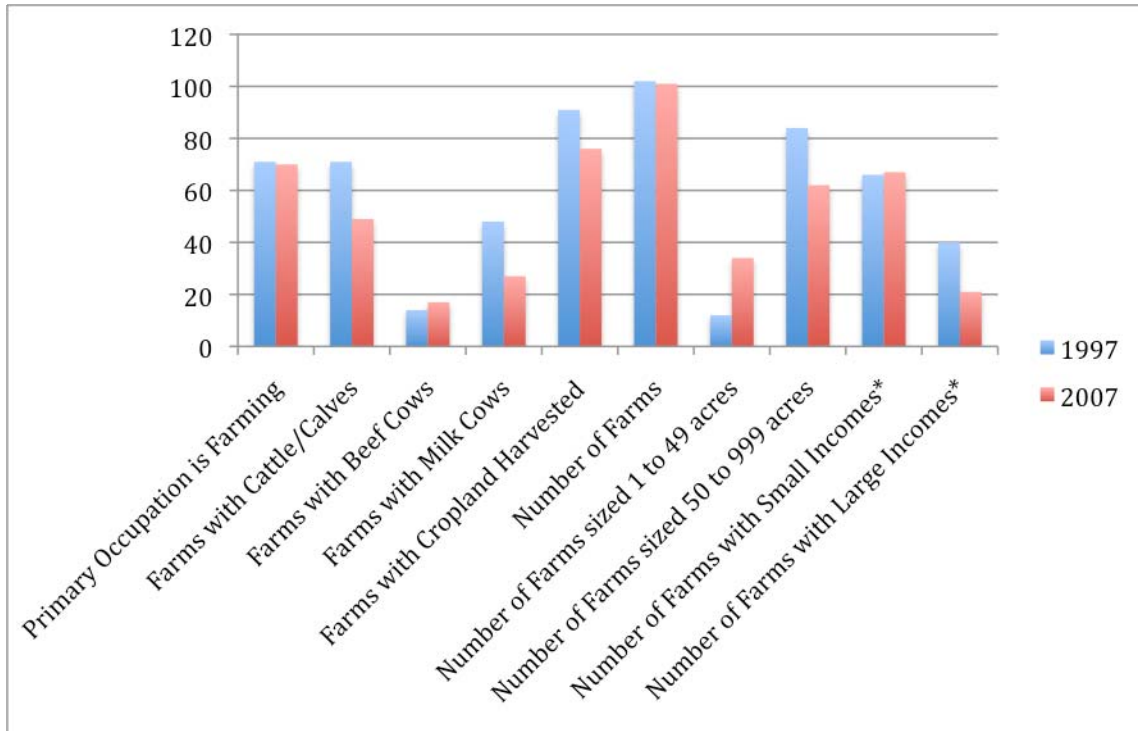
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Zip Code	1997					2007				
	12167	13788	13739	13842	Totals	12167	13788	13739	13842	Totals
Milk cow inventory total farms	9	13	16	10	48	4	7	9	7	27
Cattle and calves sold total farms	17	16	22	11	66	14	8	12	8	42
Hogs and pigs sold total farms	1	2	0	0	3	1	0	3	0	4
Sheep and lambs inventory total farms	2	1	0	0	3	6	2	2	0	10
Hens & pullets laying age inventory total farms	4	2	2	0	8	14	3	1	3	21
Horses and ponies of all ages inventory total farms	5	4	1	0	10	14	4	8	3	29
Turkeys sold total farms	0	0	0	0	0	0	0	0	0	0
Corn for grain total farms	0	0	1	0	1	2	0	0	0	2
Corn for grain 1 to 49 acres	0	0	1	0	1	2	0	0	0	2
Corn for silage total farms	6	11	12	7	36	2	5	6	9	22
Oats for grain total farms	0	0	0	0	0	0	0	0	0	0
Hay-alfalfa other tame small grain etc. total farms	24	19	26	9	78	21	16	17	10	64
Hay-alfalfa other tame small grain etc. 1 to 49 acres	5	6	4	0	15	4	6	6	0	16
Hay-alfalfa other tame small grain etc. 50 to 249 acres	16	9	18	8	51	14	8	8	10	40

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Zip Code	1997					2007				
	12167	13788	13739	13842	Totals	12167	13788	13739	13842	Totals
Hay-alfalfa other tame small grain etc. 250 acres or more	3	4	4	1	12	3	2	3	0	8
Land used for vegetables total farms	5	0	1	0	6	4	5	2	0	11
Berries total farms	2	1	0	0	3	0	1	2	0	3
Maple Trees tapped total farms	1	1	1	0	3	1	0	0	0	1
Cut Christmas Trees	-	-	-	-	-	0	0	0	0	0
Fruit and Nut trees	-	-	-	-	-	2	3	2	0	7
Grains, Oilseeds, Dry Beans	-	-	-	-	-	3	0	2	4	9

**Figure 7: Changes in Certain Agricultural Statistics, 1997 to 2007 for Zip Codes 12167, 13788, 13739, and 13842**



\*Market values reported in 1997 differ from those in 2007: 1997 Ag Census categories were \$10,000 or more, \$10,000 to \$99,999 and \$100,000 or more. 2007 categories were less than \$50,000, \$50,000 to \$250,000 and more than \$250,000.

Although this data extends beyond the boundary of the Town of Stamford, and does not totally represent all the land within the Town, it is an approximation of the changes in agricultural operations that have occurred in the area between 1997 and 2007. The general trends illustrated in this chart show a decrease in many of the measures of agriculture. Over the years, the total number of farms and the number of farms where farming is the primary occupation has remained fairly constant. However, the number of large sized farms and the number of farms with large incomes has decreased substantially, while the number of small sized and small income farms has increased by a large percentage. More specifically, the number of farms with cattle has declined from 71 to 49, which is a 45% decrease and the number with milk cows has decreased by 44%. This data reflects both the difficulties farmers face maintaining a profit as well as the need for other off-farm incomes to sustain the family. The data also shows a decrease in the number of farms with cropland harvested and those with corn for silage or hay. AT the same time, there are more farms with idle farmland and an increase in the number participating in federal conservation reserve programs (which takes some land out of production). While the number of traditional livestock farms have decreased, there are more farms raising sheep, lambs, poultry, horses, and vegetables.

**Table 16: Agricultural District Information**

<b>Farmland</b>	<b>Acres</b>
Land in a NY Certified Ag District	16,221
Farmland in a NY Certified Ag District	13,311
Number of farmland parcels in a NY Certified Ag District	191
Total Acreage in the Town of Stamford	30,906

**Table 17: Agricultural Class Parcel Information and Market Value**

<b>AGRICULTURE CLASS PARCELS INCLUDED IN 2007 TOWN ASSESSMENT ROLL</b>					
<b>Property Use Code</b>	<b>Category</b>	<b>Number of Parcels</b>	<b>Total Acres</b>	<b>Average Value (\$)</b>	<b>Total Market Value (\$)</b>
<b>Agriculture Class Parcels</b>					
100	Agriculture	5	13.3	3,000	15,000
105	Productive Vacant Land	82	3,800	13,301	1,090,718
111	Poultry	3	70.5	40,400	121,200
112	Dairy	82	7,742	46,354	3,801,055
120	Field Crops	4	827	56,060	224,240
210 - 270	Residential Uses	50	2,994	47,488	2,374,390
311 – 322, 910	Vacant Land, and Forested Land	61	1,782	10,534	642,580
712	High Tech Manufacturing and Processing	1	16.13	60,500	60,500
912	State Owned Forested Land	1	1,155	283,139	283,139
<b>Total</b>		<b>289</b>	<b>18,400</b>	<b>29,802</b>	<b>8,612,822</b>

**Farmland Prioritization**

Various soil quality factors and other criteria affect the importance of an area for continued agriculture. This section identifies features and characteristics that are known to influence the ability of farmland to remain in that land use. These criteria include:

- Amount of land in prime farmland soils (higher priority with more prime soils)
- Amount of land in soils of statewide importance (higher priority with more statewide important soils)
- Size of parcel (higher priority with larger parcels)
- Compatibility of surrounding uses (higher priority with farmlands that are next to other farmlands or preserved areas)
- Land in a NYS Agricultural District (higher priority if located within an Ag District)
- Land currently farmed (higher priority if currently being farmed)

- Distance to major highway (higher priority if closer to a major highway because these are lands that have higher development pressure)
- Length of public road frontage (higher priority if longer road frontages because these are lands that have higher development pressure)

## Schools, Community Organizations, Historic Resources and Recreation

### Schools

In 1990, there were 483 people aged three and older enrolled in private and public schools (including colleges). In 2000, there were 440 people. The difference is mostly attributed to a decrease in the number of students enrolled in public and private colleges (a decrease of 9.7%). The number of Town of Stamford students enrolled in public elementary and high schools were largely unchanged (369 students in 1990 and 356 in 2000).

However, Table 20 shows that the total enrollment in the South Kortright and Stamford School Districts has decreased significantly since 2001. In the South Kortright District, enrollment decreased by 9.6%, while in the Stamford District, enrollment declined by almost 28%. Attendance and suspension rates, along with percentage of students requiring free or reduced lunches remained fairly constant.

**Table 20. NYS Department of Education School Report Card for South Kortright Central School and Stamford Central School Districts**

	South Kortright			Stamford		
	'01 to '02	'05 to '06	'08 to '09	'01 to '02	'05 to '06	'08 to '09
Total Enrollment	377	355	344	489	497	384
Attendance Rate	94.6%	96%	96%	95.2%	95%	96%
Suspension Rate	2.7%	9%	4%	0.2%	2%	1%
% with Free or Reduced Lunch*	47.6%	52%	48%	44.9%	40%	42%
# Teachers	39	40	40	42	42	45

\*Free or reduced lunch eligibility is based on household income by household size. For example, a family of four with an income of \$39,220 per year would be eligible for the free lunch program.

**Table 21: South Kortright and Stamford School Districts; Enrollment**

	South Kortright		Stamford	
	'98 to '99	'08 to '09	'98 to '99	'08 to '09
Grades K-6	192	200	231	189
Grades 7-9	93	64	119	111
Grades 10-12	70	80	122	94
Total	355	344	472	384

**Table 22: Educational Attainment for the Town of Stamford (25 years and older)**

<b>Educational Attainment</b>	<b>1990</b>	<b>2000</b>	<b>1990 to 2000 Change</b>
<b>Less than high school diploma</b>	357	340	-5.0%
<b>High school diploma</b>	473	428	-10.5%
<b>College, no degree</b>	175	236	25.8%
<b>Associates, Bachelors degree or higher</b>	331	404	18.1%

## **Community Organizations**

The following is a list of current organizations in the Town of Stamford:

- Greater Stamford Area Chamber of Commerce – Flag Day Parade and Scarecrow Fest
- Park in Stamford Village – Chamber Mixers
- MURAL (Mt. Utsayantha Regional Arts League)
- Rotary (Hobart and Stamford)
- 76 Main
- Friends of Music
- Knights of Columbus
- Stamford Fire Department
- Hobart Bookstore Village
- Hobart Historical Society
- Hobart Civic Association
- Harpersfield/Stamford Senior Citizens
- REACH
- Hobart Fire Department
- Stamford Rescue Squad
- Hobart Rescue Squad
- Stamford Historical Society
- Greater Stamford Area Trust

## **Historic Resources**

Books, brochures and historical information about the area are readily available on the website [www.dcnhistory.org](http://www.dcnhistory.org). The area was occupied early by the Mohawk Tribes of the Iroquois Federation. Farmers who till the land still find stone tools and arrowheads used by early Indians. Early European settlers came from Scotland and Ireland about 1772. Many settlers were from Stamford, Fairfield County, Connecticut, hence the name “New Stamford”. Names of first settlers in Stamford include Stewart, More, Frazer, Bennett, Griffin, and McKenzie. Twenty

years later land titles were given to Sherman, Gould, McPhail, Simmons, Grant, Sturges, Kiff, Craft, Burroughs, Ferris, Adams, Hait, and Wheeler – still common names today.

The Town of Stamford incorporated April 10, 1792 and the name was changed from New Stamford to Stamford. The Town was originally formed from the larger Town of Woodstock (Ulster County).

First industries included farming (corn, hopes, cauliflower), dairy, sheep, industry (woolen mills, tanning factories, blue stone mining, grist mills), and artisans (tinsmiths, blacksmiths, and basket makers). The Ulster and Delaware Railroad came to the Village of Stamford in 1872. By 1884, the rails extended into Hobart, Bloomville and on to Oneonta. By 1900, the railroad was making daily roundtrips between Kingston and Oneonta. With the rise of automobile traffic and road systems, the rail system declined in the 1930's. By 1953 only freight serve was available. Rail traffic was critical in helping Stamford become a booming summer tourist town, swelling the population to 6,000 or 7,000 each summer. Local farm families opened their homes to modest city residents as boarders.

Stamford Village is home to the historically significant Sheffield Farms. In 1892, Sheffield Farms constructed the first commercial milk pasteurization plant in the USA at their creamer in Bloomville. Multiple creameries were located along the rail lines in the Town, creating a large network of successful dairy industries.

Stamford also has several architecturally significant places. Known as the “Queen of the Catskills”, Stamford was home to many hotels. Hotel Rexmere (presently the Cyr Center) was built in 1898. (Johnny Weismuller spent several summers at the hotel as a lifeguard). Other hotels include the Cold Spring Hotel (presently Cold Spring Apartments) and the Delaware Inn (presently being restored).

In addition to the railroads, Stamford had several other major trading or transportation routes. Indian villages were located extensively around Lake Utsayantha and the old trails were used to trade with the settlers in the Schoharie Valley. The Catskill Turnpike, chartered about 1800 as a NYS road went from Catskill to Unadilla and followed much of present day Route 23.

Local historic sites include Mt. Utsayantha (the mythical burial site of Princess Utsayantha), local cemeteries, local churches (Hobart Episcopal 1801) and Township Methodist Church (1823). Mt. Utsayantha is the highest peak you can drive to in the Catskills. There are two locations listed on the State and National Historic Register – the Masonic Hall on Cornell Ave in Hobart and St. Peter's Episcopal Church at the junction of Pine and Church streets in Hobart. Another location in the Village of Stamford is expected to be included on the register soon. There are no other local historic inventories.

## **Cultural and Recreational Resources**

An inventory of cultural and recreational resources include the following:

### Book Village (Hobart)



- Adams Antiquarian
- Bleinheim Hill Books
- Hobart International Bookport
- Liberty Rock Books
- Bibliobarn in S. Kortright  
Lecture Series/hobartbookvillage.com  
76 MAIN (future theater)
- Part of Roxbury Arts Group
  - Live entertainment, concerts, dance, art exhibits, workshops
  - Roxburyartsgroup.orgCatskill Community Players
- Community theater group
  - Most performances @ SKCS

#### Libraries

- Village of Stamford Public Library
  - member of 4 County Library System
  - book circulation/17,000
  - computers, books on tape, DVD-videos
  - city-data.com/city/stamfordny
- Olive Price Reading Center(Public)
  - Computer center, film ,DVD, wifi
  - Recently reverted to Village of Hobart

#### Recreational:

Headwater Trails, Utsayantha Trails and Catskill Scenic Rail Trail

- Snowmobile, hiking, biking, snowshoe, cross-country skiing, horse trails
- Stamfordny.com  
Mt. Utsayantha
- Observation tower
- Hiking/picnicking
- Geo caching
- Hang gliding
- Music on the Mountain festival (run by Greater Stamford Chamber of Commerce)
- Websites
  - Utsayantha.com
  - Localhikes.com/hikes/mount\_utsayantha
  - Musiconthemountain.com

Horse Ranches: Broken Spoke Stables

- Boarding, training, lessons, trail rides
- Brokenspokestables.com

As of October 2009, NYSDEP had 522 acres of land in Town that had been acquired for public

recreational use including 302 acres on which hunting is allowed.

Local cemeteries

- Locust Hill, Hail and Nesbitt, Peck Family, Relay, Roses Brook, Grant, South Kortright, Stamford
  - [Dcnyhistory.org/stamfordindex.html](http://Dcnyhistory.org/stamfordindex.html)

## Community Facilities and Infrastructure

### Transportation and Highway

Town Roads: As of 2009, the Town of Stamford Highway Department had four full time employees, plus Superintendent John Rice, and one seasonal part-timer as needed. Facilities are located at 60187 State Route 10 in Hobart and include 5 different buildings. These include a 9-year-old garage with 3 bays and an office, two storage garages (1986 and 1940), a storage building for equipment (1980), and a salt storage shed (1990). Equipment includes 6 large trucks, a pickup, a dump truck, multiple tractors, a back hoe, a bulldozer, a 20 ton roller, and 7 others, most of which are in good condition. It is a goal for the Town to replace one piece of equipment each year. There are a total of 39.02 miles of town road: 28.94 are asphalt and 10.08 are gravel. These gravel roads are listed as an area of concern that needs to be addressed. Flooding, landslides, or drainage problems are known to exist on Roxbury Mountain Road culverts and on shoulders of steep roads like Tower Mountain Road and Narrow Notch Road. Formal agreements between the Town of Stamford and the Towns of Harpersfield and Kortright, and the Villages of Hobart and Stamford exist, while informal shared services with other towns, counties, and states exist for emergency needs. The annual budget for the Town of Stamford Highway Department is \$537,686, which includes salaries, benefits, roads, equipment, sand, and maintenance.

State Roads: The State maintains routes 10 and 23 within the Town of Stamford. Traffic counts for State and County roads are in Table 23.

**Table 23: Traffic Volumes on State Roads**

Route	Location of Count	Average Annual Daily Traffic Volume (year)	Average Annual Daily Traffic Volume (year)	Average Annual Daily Traffic Volume (year)	%Change in AADT (earliest year of count to latest)
10	South Kortright to Village of Hobart	1500 (1992)	1450 (2000)	1878 (2009)	25%
10	Hobart to Village of Stamford at Route 23	2500 (1990)	2550 (2000)	2788 (2009)	11.5%
10	From Route 23 in Village of Stamford North to County Line	2650 (1997)	2300 (2000)	1797 (2009)	-32%

Route	Location of Count	Average Annual Daily Traffic Volume (year)	Average Annual Daily Traffic Volume (year)	Average Annual Daily Traffic Volume (year)	%Change in AADT (earliest year of count to latest)
23	Village of Stamford boundary east out of Town of Stamford	3050 (1993)	3650 (2000)	3356 (2009)	10%
23	From Route 10 intersection west to Village of Stamford boundary	3250 (1991)	3650 (2000)	4195 (2009)	29%
23	From Village of Stamford boundary west to County line	4100 (1995)	3850 (2000)	3842 (2009)	-6%

## Emergency Services

Delaware County Coordinates via the Emergency-911 service.

Law Enforcement: There are no local police in either Stamford or Hobart. There is a County Sheriffs office stationed in Delhi and a State Police Barrack in Sidney. There is a satellite State Police office in Margaretville and in Stamford, but it is not often staffed, so all calls pass through the Sidney office dispatcher.

Fire Protection: Stamford Fire is located on Main Street in Stamford and is an all-volunteer service with 60-65 active firemen. It serves the area from Route 23 to Grand Gorge/Gilboa to Davenport. Hobart Rural Fire, located on Cornell Ave., also provides services for the Town. It also has an all-volunteer service with 15 active firemen and serves the Hobart Rural Fire District. There is a concern with Hobart Rural Fire and its coordination with all of the surrounding areas, especially a joint response to structural fires with South Kortright Hamlet fire station. The South Kortright fire station serves the area from Madison Hill to Phoenix House.

Rescue Squad: The Stamford Rescue Squad is an all-volunteer service stationed on Main Street. It serves the same area as Stamford Fire and has volunteers; paramedics and first responders. The Hobart Rescue Squad also exists with active volunteers, including EMT, critical care, and first responders. At the moment, there is a serious shortage of volunteers for the Hobart Rescue Squad, and no daytime responders are currently present. Thus, Cooperstown Medical Transport takes all daytime calls and also assists during the nighttime hours.

## Utilities, Water and Waste Water

The following information describes the utility services in Stamford:

<b>Utilities</b>	<b>Provider</b>	<b>Access Information</b>
1. Electricity	NYSEG Delaware County Electric	limited to southern end of Town
2. Natural Gas	NA	
3. Telephone	<b>Land Lines:</b> Verizon Time Warner Cable <b>Cell Service:</b> Verizon AT&T Sprint Cellular One	can choose long distance provider <b>only in</b> villages of Hobart & Stamford  numerous dead spots remain
4. Television	Antenna Time Warner Cable Direct-TV Satellite Dish Network Satellite	Digital Conversion is very limited limited to Hobart and Stamford Villages
5. Internet	Dial up  Cable (Time Warner) <b>Satellite</b> HughesNet Direct-TV Satellite Dish Network Satellite	Various providers: Very slow connections; DSL not available limited to Hobart and Stamford Villages
6. Water/Sewer	Village of Stamford, Village of Hobart "city" water and sewer systems Others outside village limits	Well/or spring water; Septic systems (subject to NYC Watershed regulations)

## Land Use

From 2002 to 2009, the average number of single-family new house construction building permits in a given year was 5 permits, although the number of building permits fluctuates from year to year between three and seven. There were no commercial or subdivision permits requested or issued in the Town of Stamford during this time period.

**Table 24: Building Permit Summary – Single Family Homes**

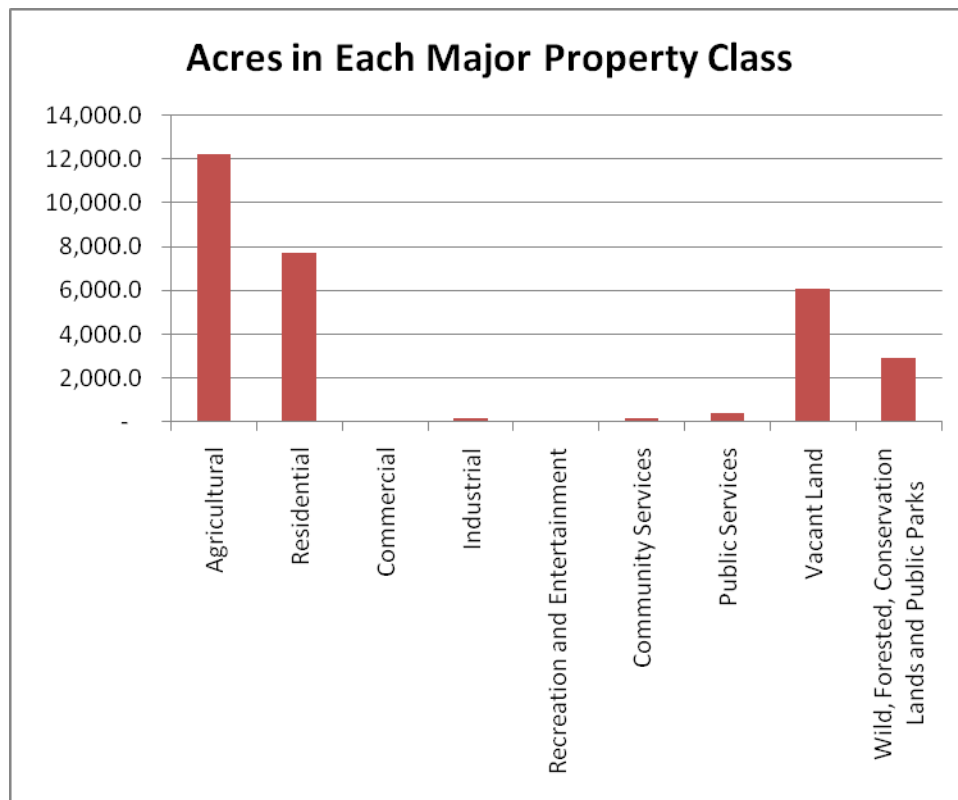
Year	Number of Permits Issued
2002	4
2003	5
2004	3
2005	7
2006	3
2007	7
2008	4
2009	7
Total	40

Stamford has a large agricultural sector and a concentration of businesses in the northern portion of Town. Covidien, in Hobart, is a major employer in the area (700 employees) and Stamford has a wide variety of businesses serving local residents, several arts organizations, and a nursing home/adult home. About 24% of the population in Stamford is considered a second-home resident. Agricultural uses take up about 41% of the Town's total land. Low density residential accounts for about 26% of the total and vacant land about 21%. The following land uses and acreages are based on Real Property data from both the Town Assessor and the New York State Office of Real Property. There are 1,520 acres of state-owned land, 995-acres of New York City owned land, and 411 acres of other publically owned or protected lands (about 10% of the total land base).

New York City controlled lands include 1,034 acres of land that are owned, 652 acres that are in conservation easements, and 4,849 in WAC agricultural easements. A substantial part of the WAC-acquired properties is adjacent to the village of Stamford and Hobart. Fee simple-owned lands are located mostly in the eastern portion of town (See Public Lands Map). Easements in Stamford cover about 16% of the Town's total area and about 41% of its agricultural land. The 4,849 acres of agricultural easement lands is far more than any other West-of-Hudson watershed town.

**Table 25: Number of Parcels and Acreage of Land Uses, 2009**

Property Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	160	12,195.5	41.2%
Residential	569	7,699.5	26.0%
Commercial	16	27.3	0.1%
Industrial	3	155.3	0.5%
Recreation and Entertainment	4	40.0	0.1%
Community Services	24	137.3	0.5%
Public Services	11	389.1	1.3%
Vacant Land	442	6,078.8	20.5%
Wild, Forested, Conservation Lands and Public Parks	11	2,897.9	9.8%
<b>Grand Total</b>	<b>1,240</b>	<b>29,620.7</b>	<b>100.0%</b>



**Figure 8. Acres in Each Major Property Class**

**Table 26. Parcels and Acres in Residential Land Uses, 2009**

<b>Residential Property Class</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percent of Land Area</b>
Single Family	272	1,722.8	5.8%
Rural Estate	38	1,689.8	5.7%
Seasonal	166	3,263.5	11.0%
Mobile Home	86	831.2	2.8%
Two Family	5	176.5	0.6%
Mobile Home Park	1	11.9	0.04%
Other	1	3.8	0.01%
<b>Residential Total</b>	<b>569</b>	<b>7,699.5</b>	<b>26.0%</b>

**Table 27. Parcels and Acres of Commercial Land Uses in Stamford, 2009**

<b>Commercial Property Class</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percent of Land Area</b>
Retail	1	1.9	0.01%
Auto	1	0.5	0.002%
Bar	1	1.5	0.01%
Storage and Distribution	8	16.5	0.06%
Multipurpose	3	5.3	0.02%
Parking	1	0.1	0.0003%
Other	1	1.6	0.01%
<b>Commercial Total</b>	<b>16</b>	<b>27.3</b>	<b>0.1%</b>

**Table 28. Parcels and Acres of Other Land Uses in Stamford, 2009**

<b>Industrial Property Class</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percent of Land Area</b>
Manufacturing	1	16.1	0.1%
Mining	2	139.2	0.5%
<b>Industrial Total</b>	<b>3</b>	<b>155.3</b>	<b>0.5%</b>

<b>Recreation and Entertainment Property Class</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percent of Land Area</b>
Park	3	3.6	0.01%
Camp Resort	1	36.4	0.1%
<b>Recreation and Entertainment Total</b>	<b>4</b>	<b>40.0</b>	<b>0.1%</b>

Community Services Property Class	Number of Parcels	Acre	Percent of Land Area
Government	4	9.5	0.03%
Educational	2	0.9	0.00%
Cultural and Recreational	1	18.8	0.1%
Protection	1	0.1	0.00%
Social Welfare	1	0.3	0.00%
Religious	9	102.	0.3%
Cemetery	6	5.1	0.02%
<b>Community Services Total</b>	<b>24</b>	<b>137.</b>	<b>0.5%</b>

Public Services Property Class	Number of Parcels	Acres	Percent of Land Area
Water	5	315.4	1.1%
Electric and Gas	3	13.3	0.04%
Waste Disposal	1	0.2	0.001%
Transportation	2	60.2	0.2%
<b>Public Services Total</b>	<b>11</b>	<b>389.1</b>	<b>1.3%</b>

Vacant Land Property Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	25	1,258.0	4.2%
Residential	407	4,634.6	15.6%
Rural Estate	6	172.9	0.6%
Other	4	13.3	0.04%
<b>Vacant Land Total</b>	<b>442</b>	<b>6,078.8</b>	<b>20.5%</b>

## Budgets

**Table 29. 2010 Town of Stamford Summary of Budget**

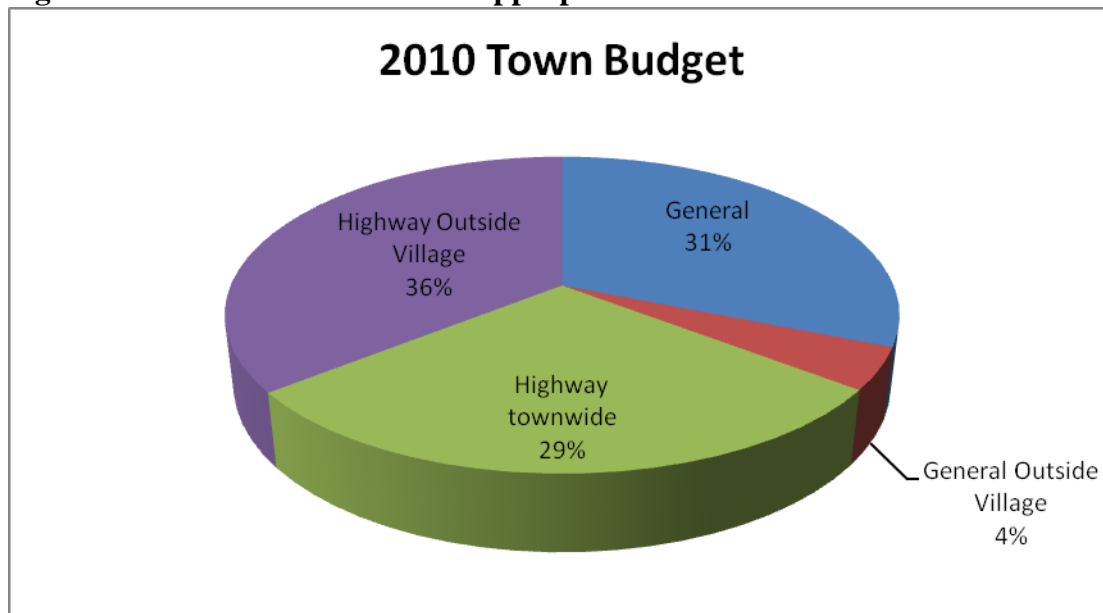
2010 Final Budget					
Code	FUND	Appropriations	Less Estimated Revenue	Less Unexpended Balance	Amount to be Raised by Taxes
A	General	\$260,375	\$40,995	\$15,000	\$204,380



Town of Stamford **Profile and Inventory** October 2010 (V3)

<b>2010 Final Budget</b>					
B	General Outside				
	Village	\$35,550	\$4,100		\$31,450
DA	Highway	\$242,289	\$27,000	\$ -	\$215,289
	Townwide				
DB	Highway Outside Village	\$298,291	\$84,563		<u>\$213,728</u>
	<b>Totals</b>	<b>\$836,505</b>	<b>\$156,658</b>		<b>\$664,847</b>
	<b>Summary</b>	<b>2010</b>	<b>2009</b>	<b>Increase</b>	<b>% Change</b>
	Village	\$419,669	\$402,816	\$16,853	4.18%
	Entire Budget	\$664,847	\$633,837	\$31,010	4.89%
	Outside Village	\$245,178	\$231,021	\$14,157	6.13%

**Figure 7: 2010 Town of Stamford Appropriations**



## **Regional Planning Efforts**

Town Planning Efforts: Both the Village of Hobart and Village of Stamford have adopted comprehensive plans.

County and Regional Planning Efforts:

Delaware County completed a county-wide Agriculture and Farmland Protection Plan in December 2000. They are currently working on a county Comprehensive Plan, and County Economic Development Plan. The Delaware Soil and Water Conservation District has prepared an extensive Stream Corridor Management Plan for the West Branch of the Delaware River. Delaware County worked with watershed partners to develop the Delaware County Action Plan (DCAP), a comprehensive watershed management program that provided a framework for protecting water resources through local decision making—within the context of state and federal laws. Programs include Watershed Agricultural Council incentive-based efforts such as use of best management practices (BMPs), Whole Farm Plans (WFP), nonpoint and point source reduction activities. Implementation of these programs helped reduce dissolved phosphorus loads in the watershed by 53 percent and particulate phosphorus loads by approximately 36 percent. The agricultural BMPs implemented through the WFPs included riparian buffers; alternate water sources for dairy cows; barnyard management improvements (waste removal, collection of polluted runoff); precision feeding (controlling nutrient excretions through diet management); and stream relocation. A septic system repair and replacement program, overseen by the Catskill Watershed Corporation, has also been part of the watershed protection and restoration program.

Extended New York City Watershed Land Acquisition Program DEIS